ARTISTIC HOMES

DESIGNED BY
NATIONAL BUILDING PLAN
ASSOCIATION
MOFFAT BUILDING DETROIT MICH

PRICE 25 CENTS

PUBLISHED BY GEO W MYERS
DETROIT MICH

Artistic · Homes

WITH A DESCRIPTION OF

BEAUTIFUL · AND · ECONOMICAL
RESIDENCE · BUILDINGS.

CHURCHES, · SCHOOL · HOUSES,
STORE · FRONTS, · ETC.

DESIGNED BY

The National Building Plan Association.

ARCHITECTS
AND
SUPERINTENDENTS

MOFFAT BUILDING, DETROIT, MICH.

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ARTISTIC HOMES.

OUR OBJECT.

THE NATIONAL BUILDING PLAN ASSOCIATION has been organized for the purpose — as its name denotes — of furnishing plans and specifications for all kinds of buildings, especially residences.

We do not deal in real estate, nor do we negotiate loans or investments, nor take contracts to erect buildings, but our business is purely of an architectural character. We propose, under an entirely new system, to furnish architectural services of the highest order, at a rate of compensation within the reach of all. An experience of more than twenty-five years in the active practice of our profession has served to demonstrate the fact that many who are making their arrangements to build residences or other buildings, are deterred from employing an architect to prepare their plans, for the reason that they consider that the cost of an architect's services is more than they are justified in paying; and while some submit to the charge with more or less reluctance, because they do not care to assume the responsibility of building without plans, many others go ahead blindly, without plans or specifications, or with such as they themselves can prepare, or their local carpenter can prepare for them; learning, when too late to make correction, that they have thereby committed a very great mistake.

We desire here, as briefly as the importance of the subject will permit, to explain the difference in the relations of *architect* and *builder;* two professions equally responsible and honorable, but which, for many reasons, should not under any circumstances be combined. In cases of sickness the services of the apothecary may be quite as necessary as those of the physician, but we do not expect the apothecary to prescribe our medicine, but carefully and intelligently to compound it after our physician's prescription. So, if we want a beautiful and artistic home, conveniently arranged, with the best known methods for light, heat, ventilation, etc., and constructed economically and substantially, we should depend for all this upon our architect, and employ the builder to carry into effect what our architect designs for us. If the architect employed is one who has properly fitted himself for his responsible profession, the highest price he could charge, within the schedule of commissions adopted by the several associations and institutes of architects, would not be excessive, provided that the plans produced are original, and gotten up especially for your order. A superficial view of a completed set of building plans affords the spectator only a faint idea of the amount of patient study and labor which have been expended in their preparation. The mere mechanical part which appears upon the surface, is but a trifle compared with the many important questions which the architect has been obliged to meet; and the result, which could only be attained by one who has made careful study of the varied features which have required intelligent treatment.

When a design, with all the necessary drawings, has been fully completed, the labor of reproducing the entire set is comparatively small. This fact, in connection with the constantly increasing demand for plans for houses at a greatly reduced scale of prices, being duly recognized by us, we have decided to meet this

demand by preparing a large number of plans of well arranged aud substantially constructed artistic houses, embracing every variety of building, from the modest and inexpensive cottage, to the finest country seat or metropolitan residence, and representing various styles of architecture. In making these selections, we have in each design carefully provided for all the essential requirements for a desirable home; which, after its completion, shall be a continuous source of satisfaction to its owner, and form in the whole an artistic and beautiful building; our aim being to provide the best possible building which can be erected and completed within the prescribed limit of expenditure. The main object of the present volume is to aid such as intend building, in the selection of houses suited to their wants. The views contained in the present volume represent a small proportion only of the buildings we have designed, and for which we are now prepared to furnish complete plans and specifications; which we propose to supply at rates very much below the usual prices for work of like character.

OUR CHARGES.

Should you find a design in this book which exactly suits you, you will see in connection with it what our charge will be for full and complete plans, specifications, etc. These are so complete and intelligible that you will not experience the least difficulty in understanding their requirements, and it will not be necessary for you to call a professional man to explain them. Should you not find herein a design just suited to your ideas, write us fully in what respect either of the plans fails to suit you, and we will endeavor to send you just what you require. If you

are pleased with one of the exterior views, and desire a change in the interior arrangement, such change may be made at a trifling expense, unless it is such as shall involve an entire change of construction. Should neither of our designs suit you, we will prepare for you a special design, in strict compliance with your requirements; and if we find it to be one which will, in our opinion, prove to be popular with our patrons, we will furnish you the plans and specifications at about the same rate as is provided in our book for similar buildings of like cost; unless your house should be one of unusual requirements, and such as no other person would probably want; in which case we will furnish you the needed plans and specifications, full and complete in every particular, for two and one half per cent. of the estimated cost of the building; so that for a building of the estimated cost of $5,000 these special plans and specifications would cost you $125, while the expense for the same, by adopting one of our published plans, would be very much less.

REGARDING ALTERATIONS.

It is of the utmost importance that your plans shall be correct at the outset, and represent your building just as you desire it to be when completed. Every change adds to the expense, and frequently where one change is made, other changes are thereby rendered necessary. The intending builder, therefore, should be very careful to have a correct set of plans before commencing work upon his building, otherwise he will have bills to pay for extras, which are annoying, and which prudence would have rendered unnecessary.

Should a slight change be desired in any of our regular plans, as the moving of a partition, in order to increase or diminish the size of a room, or some like

change, we will send full directions for the same with our plans, so that such change may be provided for without any increased cost.

OUR PLANS.

Our working plans are all drawn to a correct scale, and include the following, viz.: Plans of foundation, each floor, and the roof, elevations and sections, all drawn to scale of one inch to four feet, with all necessary measurements plainly marked on them in figures; detail drawings, showing the construction and finish of all cornices, verandas, porches, gables, doors, windows, stairs, mantels, and other details, large scale and full size; also specifications, particularly describing the character and quality of all materials and workmanship required in the erection and completion of the building; and in case buildings are to be erected by contract, full rules and directions to govern the contractor. Also bills of quantities, showing in detail the exact quantity of materials of each class required for the building. Also blank contract ready for execution. We also send full directions in regard to painting; designating the proper colors and shades to be used to secure the most tasteful and harmonious appearance to the building.

CORRESPONDENCE.

We make no charge whatever to our clients for any necessary correspondence in connection with the erection of their buildings. Frequently questions may arise, before or during construction, concerning which the architect's advice is desired, and we will cheerfully give the desired information gratuitously at all times.

WHAT WE DESIRE TO KNOW.

Our patrons frequently request us to select for them plans for a house suited to their wants. This we will cheerfully do at any time, when the necessary particulars are furnished us. In making such request you will please give us the fullest information; and upon receipt of your application we will send you a memorandum blank, which we have prepared for the purpose, containing the various points regarding which we desire your instructions. Upon its return to us with the blanks properly filled, we will immediately forward sketches for your approval; and if we have not just what you want, we will prepare it for you without delay.

SUPERINTENDENCE.

Should you desire full superintendence by us of the work of construction; or that we should, at such times as desired by you, visit the work for purposes of inspection or advice, we will, upon application, state terms, which will be governed by the circumstances.

HOW TO REMIT.

Send the amount required for the plans you desire, by draft on Detroit, Chicago, or New-York, or by express or post-office money order, payable to the order of George W. Myers, Manager, Detroit, Mich., on receipt of which we will immediately forward by mail or express (charges prepaid) the complete set of plans, including all working and detail drawings, specifications, bill of quantities, directions for painting, contract for building, etc.

ESTIMATE OF COST.

The estimated cost of building, in accordance with the various designs furnished by us, is based upon the following prices. By comparing with prices which prevail in your neighborhood, you will be able to determine whether the estimate should be increased or diminished:

Excavation, per yard,	$ 0.25
Rubble foundation wall, per cubic foot,	.16
Rubble wall above grade (faced both sides), per cubic foot,	.25
Brick laid in wall, per M.,	$12.00 to 15.00
Plastering, two coats, per yard,	.18
Common lumber, per M. feet,	16.50
Flooring, per M. feet,	25.00
Pine shingles, per M.,	2.25
Finishing lumber, per M. feet,	35.00
Painting per yard, each coat,	.06
Carpenters' wages, per day,	2.25
Brick and stone masons' wages, per day,	3.50
Laborers' wages, per day,	1.50

ADVERTISEMENTS.

We insert a few advertisements of first-class dealers and firms, and take pleasure in assuring our friends that they need not feel the slightest apprehension in placing their orders with any whose advertisements are published by us.

Respectfully yours,

THE NATIONAL BUILDING PLAN ASSOCIATION.

Design No. 1.

Plan "A" Frame Cottage.

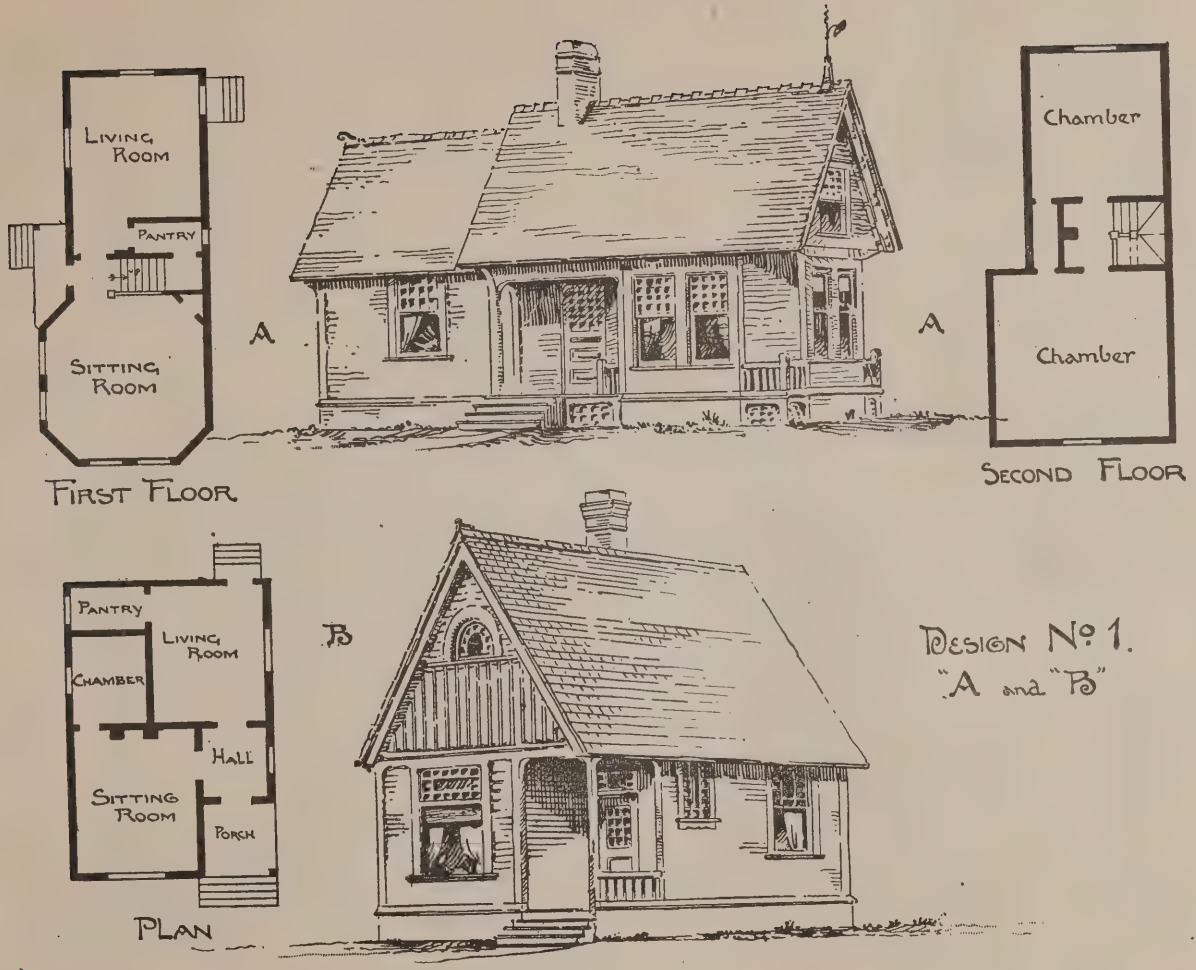
First story, 9 feet high in the clear, cellar 6 feet. First story contains sitting-room, 15 x 16 feet; living-room, 13 x 15, with pantry. Attic story contains two large bed-rooms. Cellar under living-room.

Estimated cost of building complete, $600.00. Price for complete plans, detail drawings, specifications, etc., $15.00.

Plan "B" Frame Cottage.

First story, 9 feet high in the clear, cellar 6 feet. First story contains hall, 6 x 6 feet 6 inches; sitting-room, 13 x 13 feet 6 inches; living-room, 11 x 13, and bed-room, 8 x 10. Cellar under living-room.

Estimated cost of building, $450.00. Price for plans, etc., $15.00.



Design No. 1.
"A and "B"

Design No. 2.

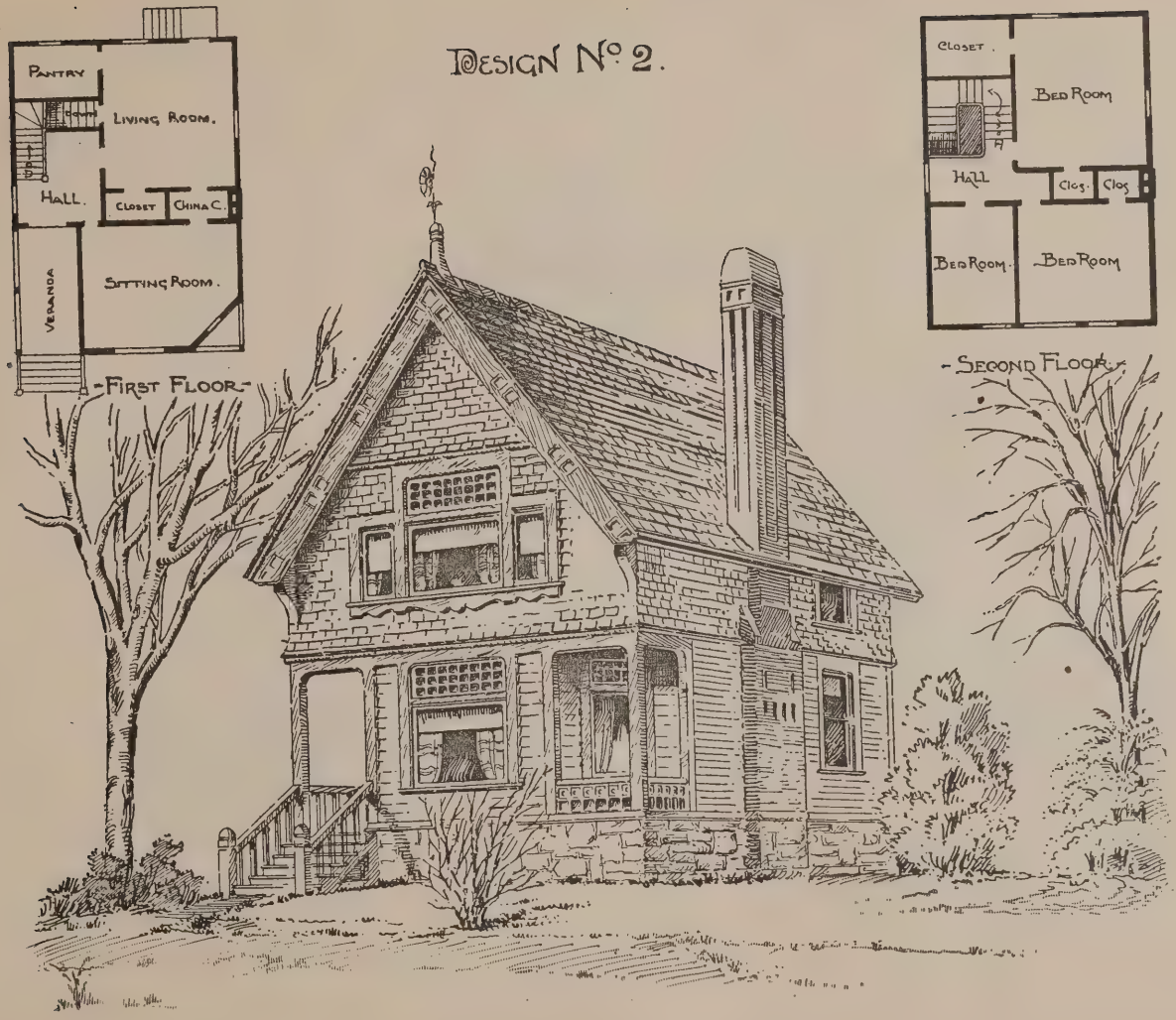
Frame One and a Half-Story Dwelling.

Height of first story, 9 feet 6 inches in the clear. Attic story, 8 feet 6 inches. Cellar, 6 feet 6 inches. First story contains hall, 7 x 12; sitting-room, 12 x 15; living-room, 11 x 14, with large pantry and china closet. Second story contains three bed-rooms, 7 x 12, 11 feet 6 inches x 12, and 11 x 14, with three closets.

First story, clapboards; second story, shingles.

Estimated cost of building, $850.00. Price for plans, etc., $20.00.

Design No 2.


Pantry
Living Room.
Hall.
Closet
China C.
Veranda
Setting Room.
First Floor
Closet.
Bed Room
Hall
Clos.
Clos
Bed Room.
Bed Room
Second Floor

Design No. 3.

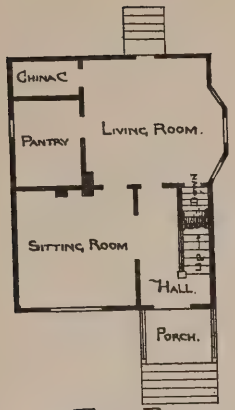
Frame Two-Story Dwelling.

Height of stories — first, 9 feet 6 inches in the clear; second, 9 feet. Cellar, 6 feet 6 inches. First story contains hall, 7 x 13 feet; sitting-room (with fire-place, mantel and grate), 12 x 13; living-room, 11 x 14, large pantry and China closet. Second story contains three bed-rooms, 9 x 10, 10 x 11, and 10 x 12; sewing-room, 7 x 9, and three closets.

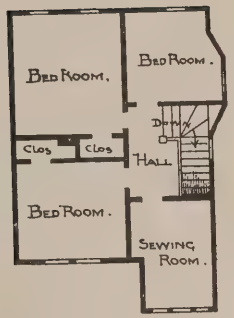
First story, clapboards; second story, shingles.

Estimated cost of building, $1,000.00. Price for plans, etc., $20.00.

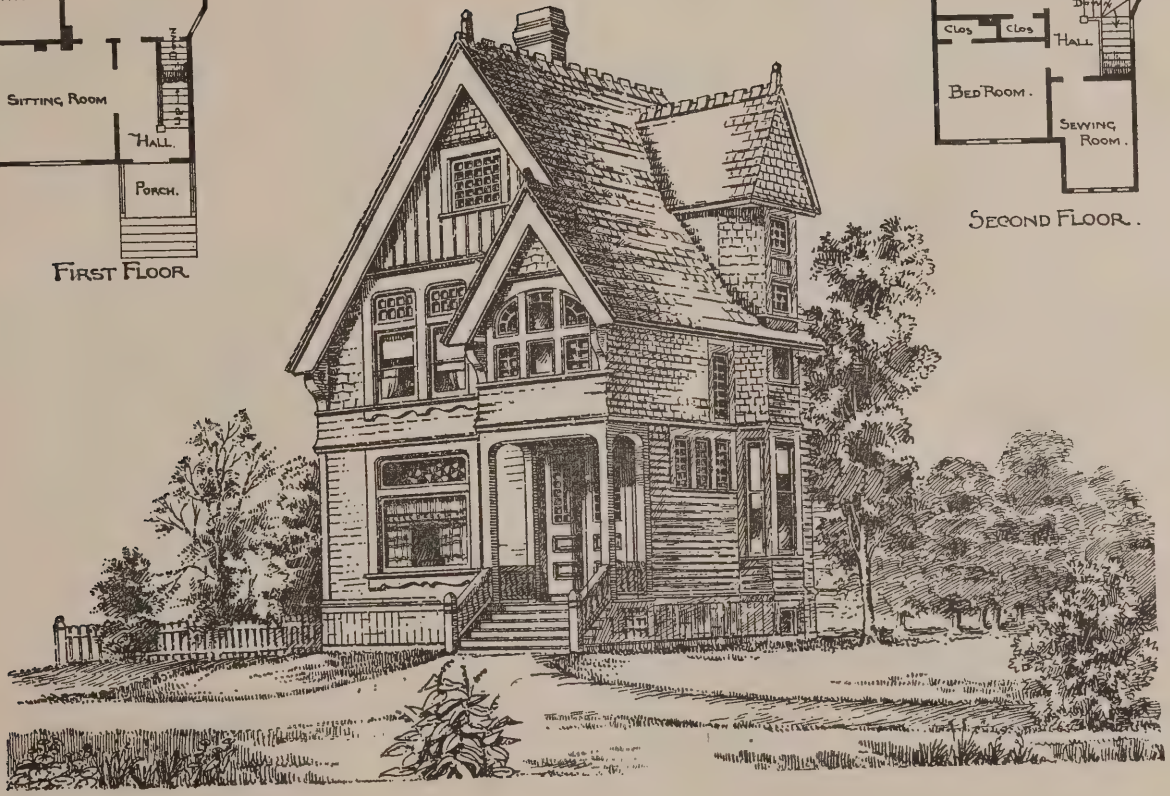
Design No. 3.



First Floor.



Second Floor.



Design No. 4.

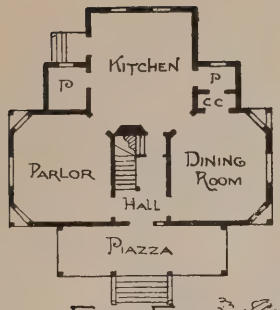
Frame Two-Story Dwelling.

Height of stories in the clear — first, 10 feet; second, 9 feet 6 inches. Cellar, 6 feet 6 inches. First story contains hall, 7 x 11; parlor, 12 x 14; dining-room, 12 x 14; kitchen, 13 x 14; pantry and China closet. Second story contains three bed-rooms, about 13 x 14 each, with large closets.

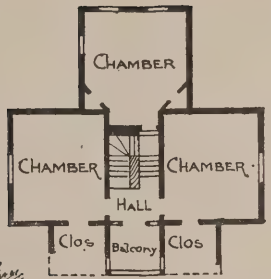
First story, clapboards; second story, shingles.

Estimated cost of building, $1,800.00. Price for plans, etc., $30.00.

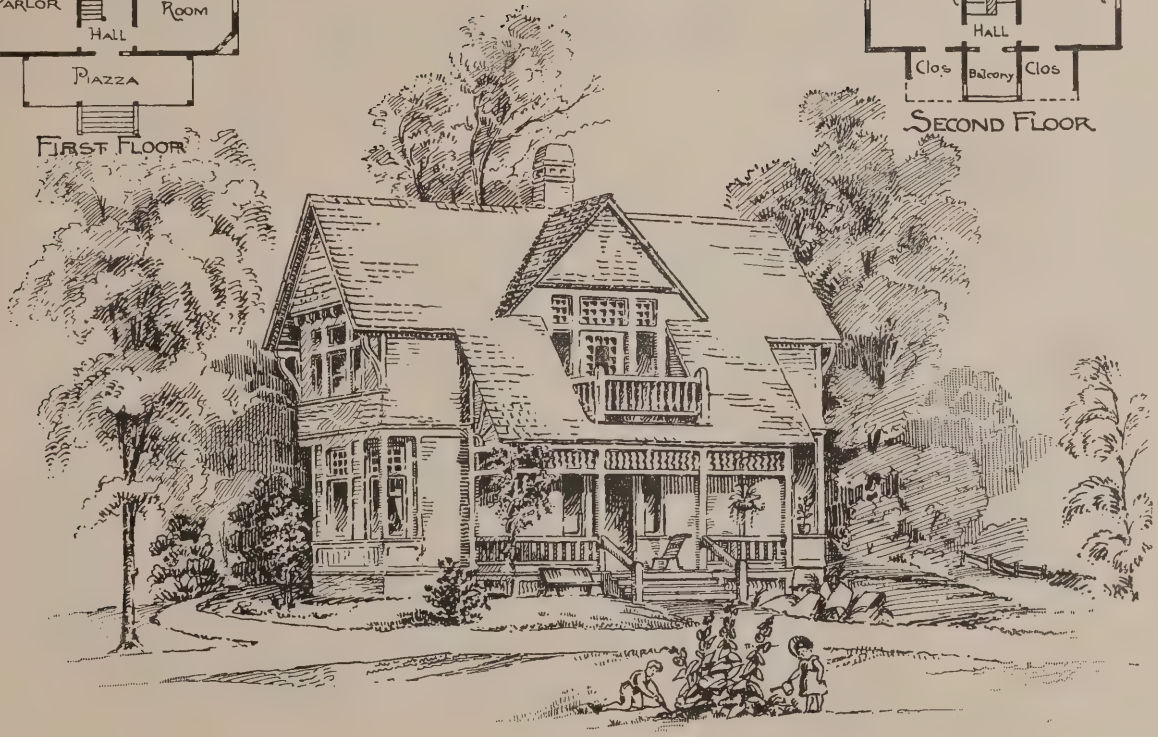
Design No. 4



First Floor



Second Floor



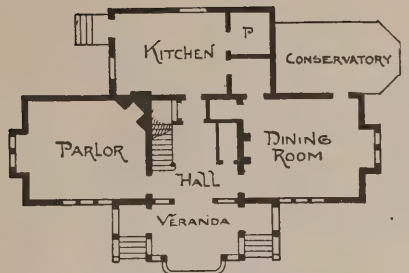
Design No. 5.

Frame Two-Story Dwelling.

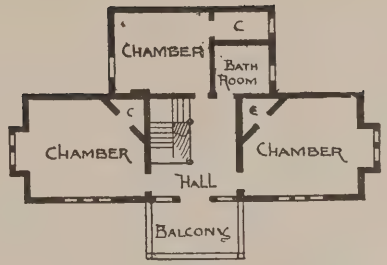
Height of stories in the clear — first, 10 feet; second, 9 feet 6 inches. Cellar, 6 feet 6 inches. First story contains hall, 12 x 14, with wardrobe off; parlor (with fire-place), 14 x 16; dining-room, 14 x 16; kitchen, 11 feet 6 inches x 14, with large pantry and China closet. Second story contains three large bed-rooms, bath-room and closets.

Estimated cost of building (with conservatory off dining-room), $2,200.00. Without conservatory, $2,000. Price for plans, etc., $35.00.

Design No: 5



First Floor



Second Floor

Design No. 6.

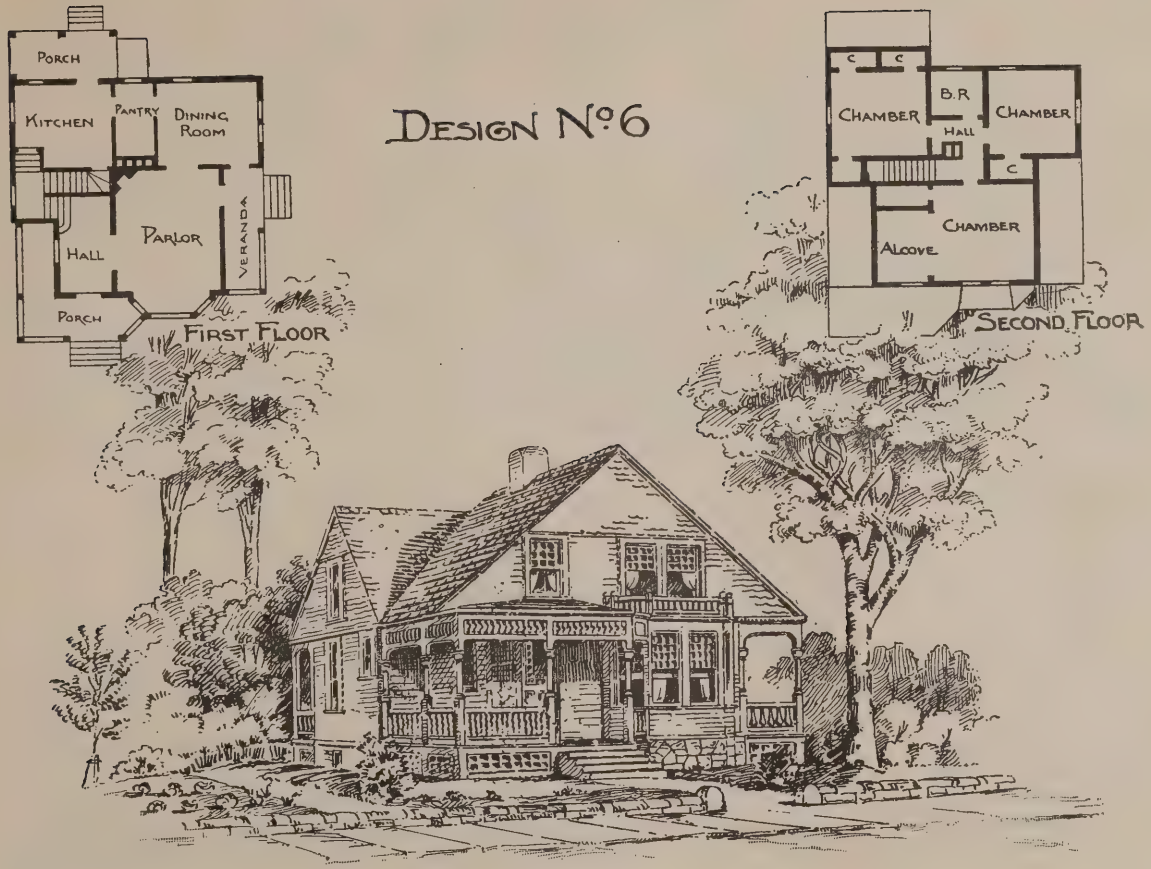
Frame One and a Half-Story Dwelling.

Height of stories in the clear — first, 10 feet; second, 8 feet 6 inches. Cellar, 6 feet 6 inches. Stone foundation. First story contains hall, 7 x 12 feet 6 inches; parlor (with fire-place) 13 x 15; dining-room, 11 x 13; kitchen, 11 x 13; pantry, 5 x 10. Second story contains three large bed-rooms with closets off, and bath-room.

First story, clapboards; second story, shingles.

Estimated cost of building, $1,600.00. Price of plans, etc., $30.00.

DESIGN No. 6


PORCH
KITCHEN
PANTRY
DINING ROOM
HALL
PARLOR
VERANDA
PORCH
FIRST FLOOR
C
C
CHAMBER
B.R
HALL
CHAMBER
C
CHAMBER
ALCOVE
SECOND FLOOR

Design No. 7.

Plan "A" Frame Two-Story Dwelling.

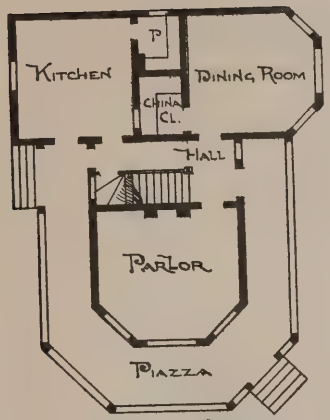
With stone foundation. Height of stories in the clear—first, 10 feet; second, 9 feet 6 inches. Cellar, 6 feet 6 inches. First story contains hall, 6 feet 6 inches x 14 feet 6 inches; parlor (with fire-place), 14 feet 6 inches x 15 feet; dining-room, 12 feet 6 inches x 13; kitchen, 12 x 12 feet 6 inches; pantry and China closet, each 6 x 6. Second story contains three bed-rooms, 12 x 12 feet 6 inches; 12 feet 6 inches x 13; and 14 feet 6 inches x 15, with closets off. Interior wood work pine with oil finish, inside blinds, etc.

Estimated cost of building, $1,700.00. Price for plans, etc., $30.00.

Plan "B" (same as above, except arrangement of rooms, etc.)

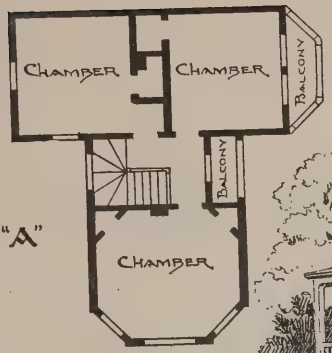
First story contains hall, 6 x 15; parlor (with fire-place), 12 feet 6 inches x 14; dining-room, 12 x 13; kitchen, 12 x 13; China closet and pantry, each 4 x 5. Second story contains three chambers, 12 x 13; 12 x 13, and 12 feet 6 inches x 14, with closets off.

Estimated cost of building, $1,700.00. Price for plans, etc., $30.00.



FIRST FLOOR

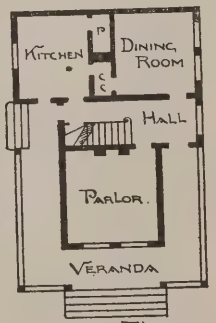
"A"



SECOND FLOOR

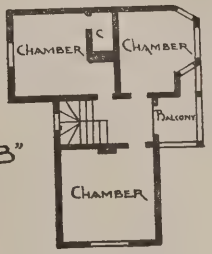
"A"

"B"



FIRST FLOOR

"B"



SECOND FLOOR

DESIGN No. 7

"A" and "B"

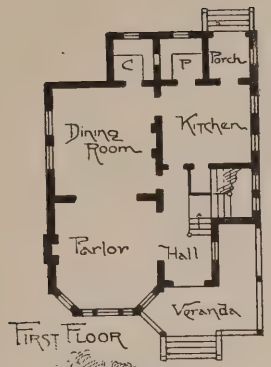
Design No. 8.

Brick Two-Story and Attic House.

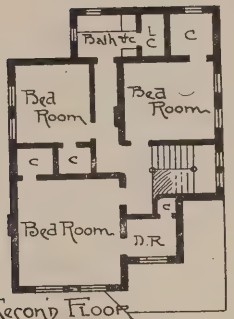
With stone foundation and cut stone trimmings. Slate roof. Height of stories in the clear — first, 10 feet 6 inches; second, 10 feet. (Attic unfinished.) Cellar, 6 feet 6 inches. Principal rooms finished in hard wood with oil finish; inside blinds, etc. First story contains hall, 7 x 16; parlor (with fire-place), 13 x 15; dining-room (with fire-place), 13 x 14; kitchen, 11 x 13; pantry and China closet, each, 6 x 6. Second story contains three bed-rooms, dressing-room, closets and bath-room.

Estimated cost of building, $4,000.00. Plans, etc., $50.00.

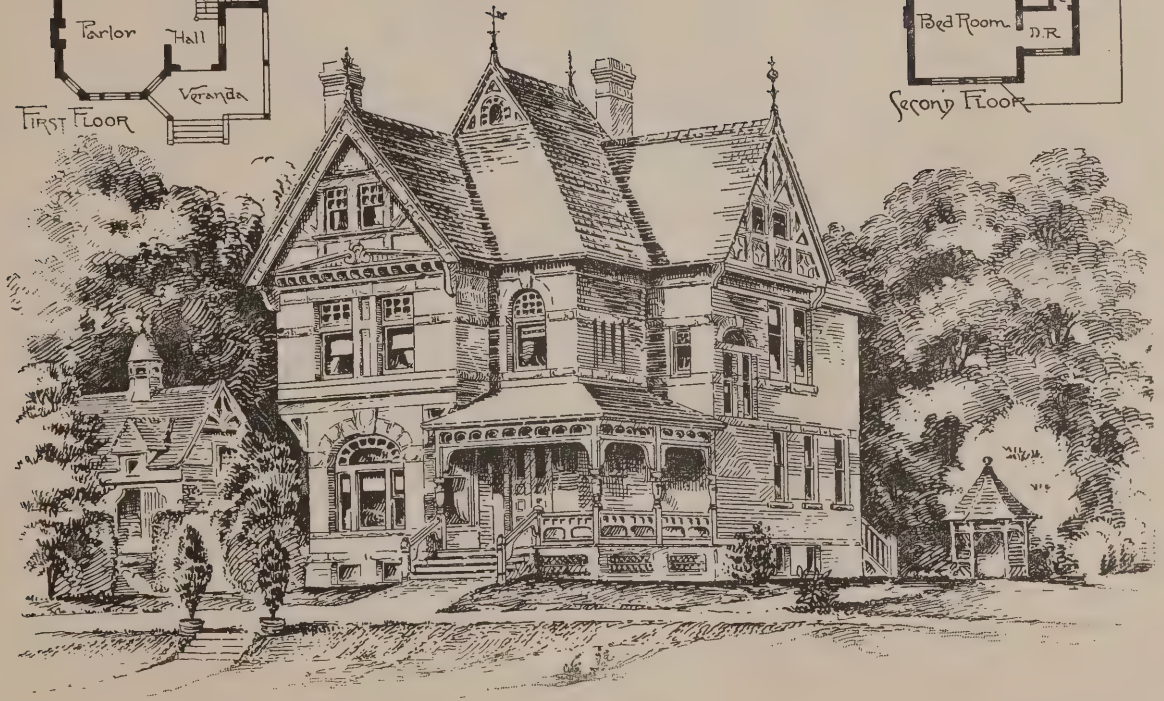
Design No 8



First Floor



Second Floor



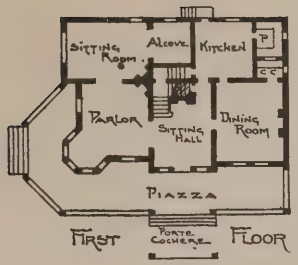
Design No. 9.

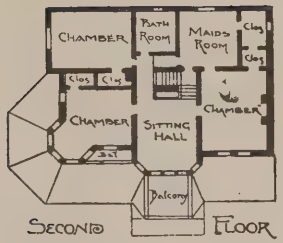
Frame Two-Story House.

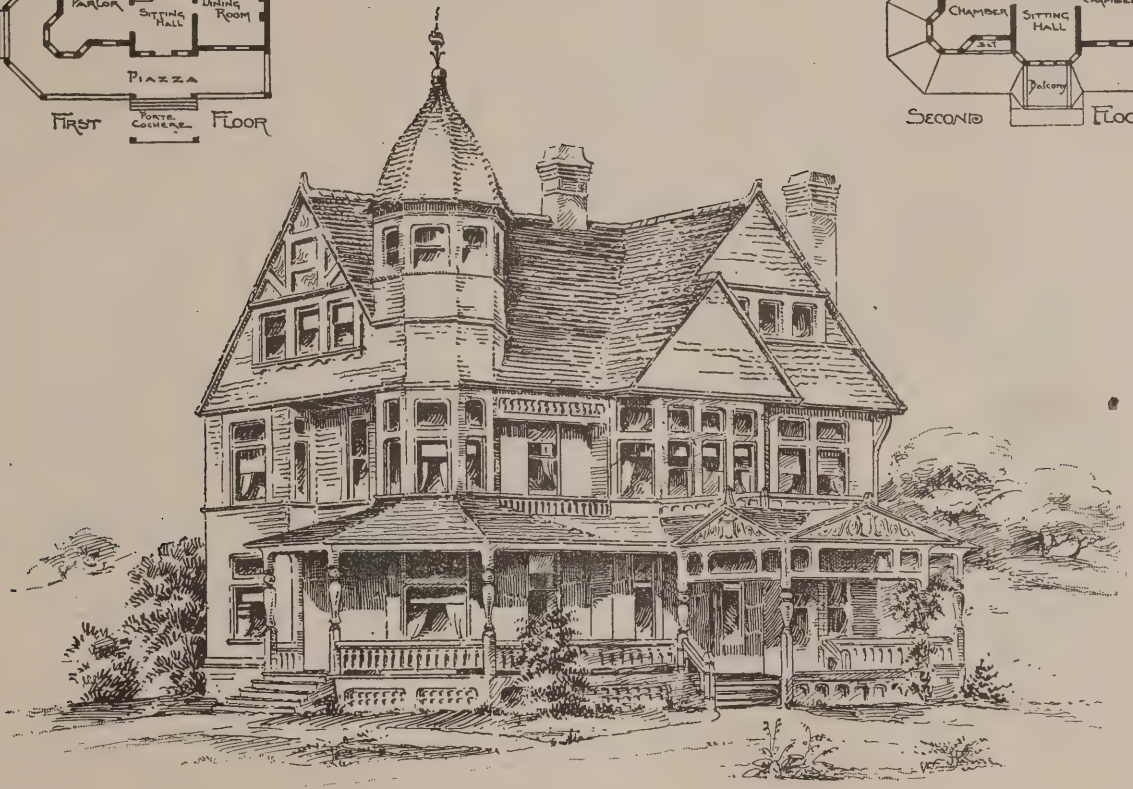
With stone foundation. Principal rooms finished in hard wood with oil finish; inside blinds, etc. Attic unfinished. Height of stories in the clear — first, 10 feet 6 inches; second, 10 feet. Cellar, 6 feet 6 inches. First story contains sitting-hall, 12 x 15 feet; parlor (with fire-place), 14 x 16; sitting-room (with fire-place), 11 x 16, with alcove off, 7 feet 6 inches x 8; dining-room, 14 x 17; kitchen, 11 x 13, also large pantry and China closet. Second story contains four large chambers, sitting-hall, bath-room and closets.

Estimated cost of building, $3,800.00. Price for plans, etc., $45.00.

Design No. 9.


Sitting Room
Alcove
Kitchen
Parlor
Sitting Hall
Dining Room
Piazza
Porte-Cochere
First Floor


Chamber
Bath Room
Maids Room
Clos
Clos
Clos
Clos
Chamber
Chamber
Sitting Hall
Balcony
Second Floor



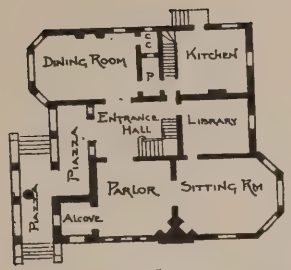
Design No. 10.

Brick Two-Story and Attic House.

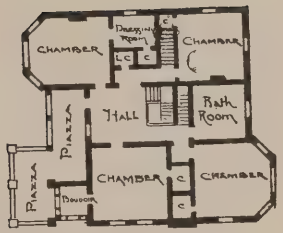
Stone foundation, cut stone trimmings, slate roof; (attic unfinished). Height of stories in the clear — first, 11 feet; second, 10 feet. Cellar, 6 feet 6 inches. First story contains hall, 10 feet 6 inches x 17 feet 6 inches; parlor (with fire-place), 15 x 15; sitting-room (with fire-place), 15 x 20; library, 10 feet 6 inches x 13; dining-room, 13 feet 6 inches x 20; kitchen, 13 feet 6 inches x 14; pantry 4 x 8; China closet, 4 x 5; front and back stairs. Second story contains four large chambers, dressing-room, bath-room and closets. Principal rooms hard wood, finished in oil; inside blinds, etc.

Estimated cost of building, $8,000.00. Price for plans, etc., $100.00.

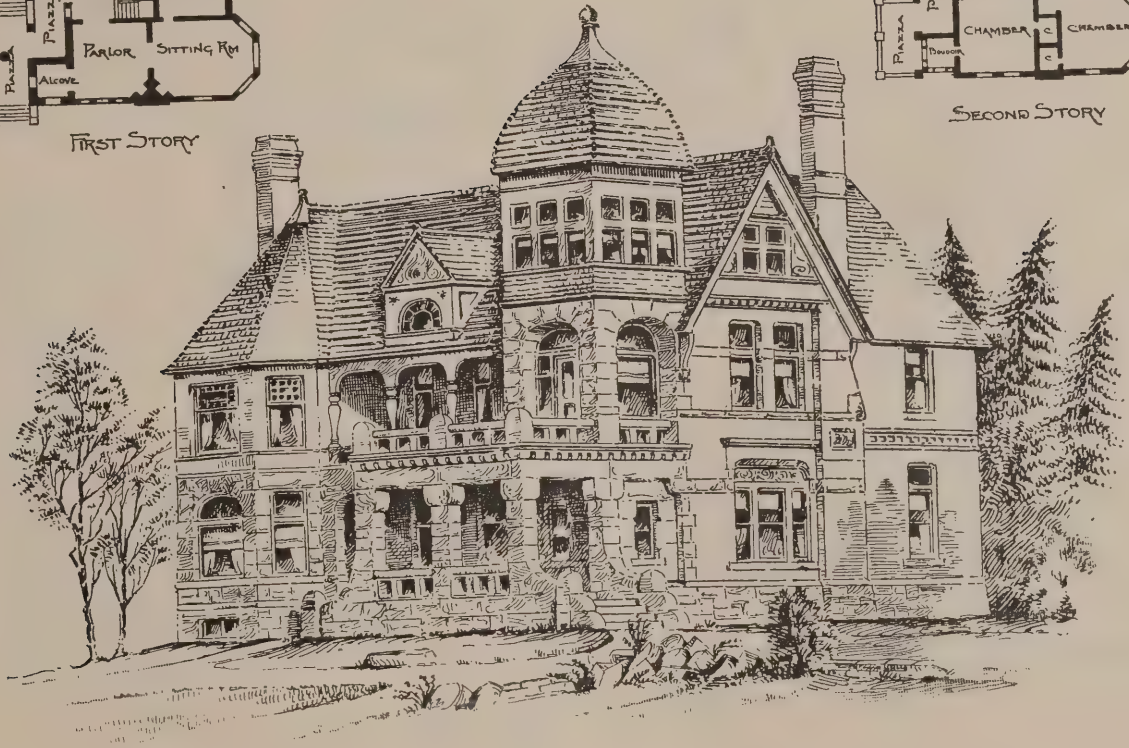
Design No. 10.



First Story



Second Story



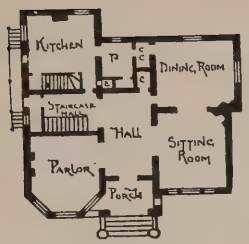
Design No. 11.

Brick Two-Story House.

Stone foundation, cut stone trimmings, slate roof. Principal rooms hard wood, finished in oil; inside blinds. (Attic unfinished). Height of stories—first, 11 feet; second, 10 feet. Cellar, 6 feet 6 inches. First story contains hall, 10 x 16; staircase hall, 8 feet 6 inches x 11; parlor, 14 x 15 (with fire-place); sitting-room, 14 x 15; dining-room, 14 x 16 (with fire-place); kitchen, 12 x 14; pantry, 5 feet 6 inches x 7 feet 6 inches; toilet-room, 4 x 6 feet 6 inches, and China closet, 4 x 4. Second story contains four large chambers, sitting-hall, bath-room and closets.

Estimated cost of building, $7,000.00. Price for plans, etc., $90.00.

Design No. 11.



First Floor

Second Floor

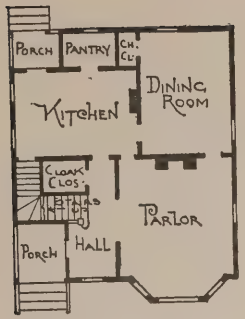
Design No. 12.

Frame Two-Story and Attic Dwelling.

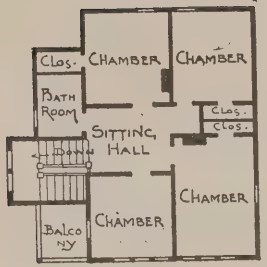
Stone foundation. (Attic unfinished.) Parlor and hall finished in hard wood; inside blinds; oil finish. Height of stories — first story, 10 feet; second, 9 feet 6 inches. Cellar, 6 feet 6 inches. First story contains hall, 6 x 14, with wardrobe off; parlor, 14 x 15 (with fire-place); dining-room, 11 x 15; kitchen, 10 x 16; pantry, 4 feet 6 inches x 6 feet 6 inches. Large China closet. Second story contains four large chambers, large sitting-hall, bath-room and closets.

Estimated cost of building, $1,800.00. Price for plans, etc., $30.00.

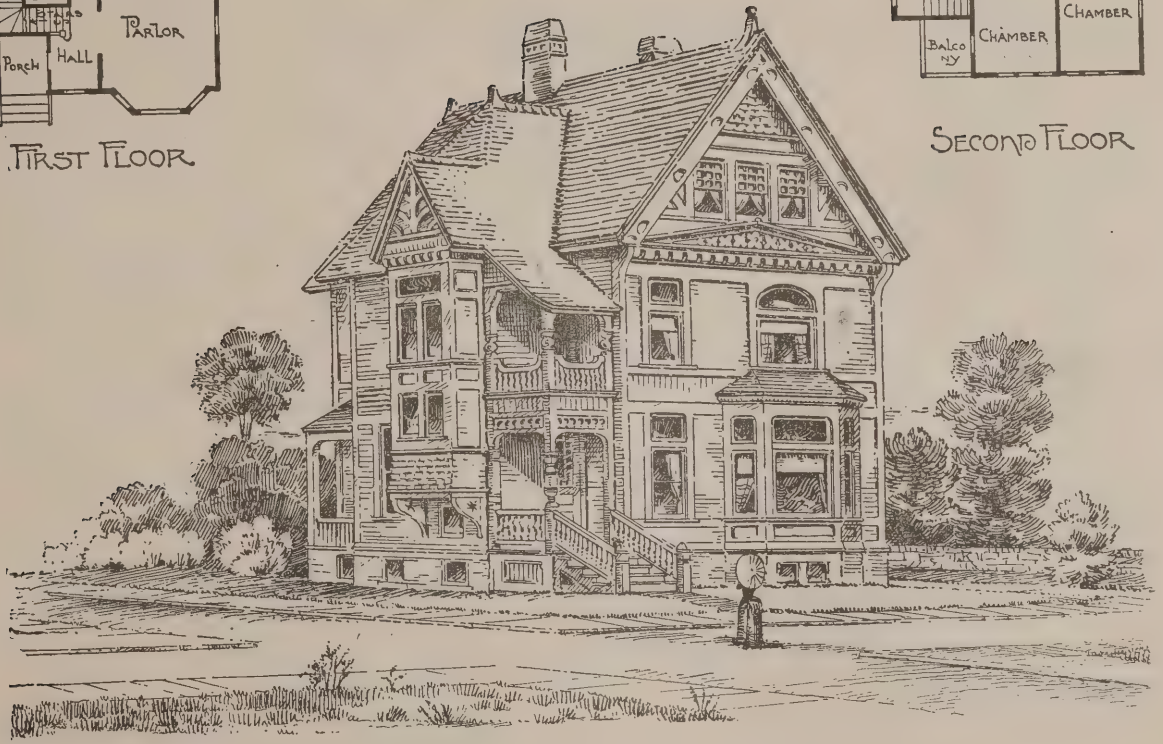
Design No. 12



First Floor



Second Floor



Design No. 13.

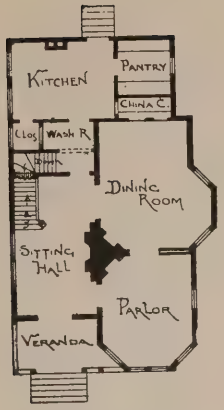
Frame Two-Story Dwelling.

Stone foundation. Height of stories — first, 10 feet 6 inches; second, 9 feet. Cellar, 6 feet 6 inches. Parlor, sitting-hall and dining-room hard wood finished in oil; inside blinds, etc. First story contains sitting-hall, 13 x 22 feet 6 inches; parlor, 14 x 17; dining-room, 13 feet 6 inches x 20 feet (each with fire-place); kitchen, 12 x 16; pantry, 8 feet x 8 feet 6 inches; China closet, 3 x 8; toilet-room, 4 x 8 feet 6 inches. Second story contains five bed-rooms, each having closet; alcove, bath-room and linen closet.

First story, clapboards; second story, shingles.

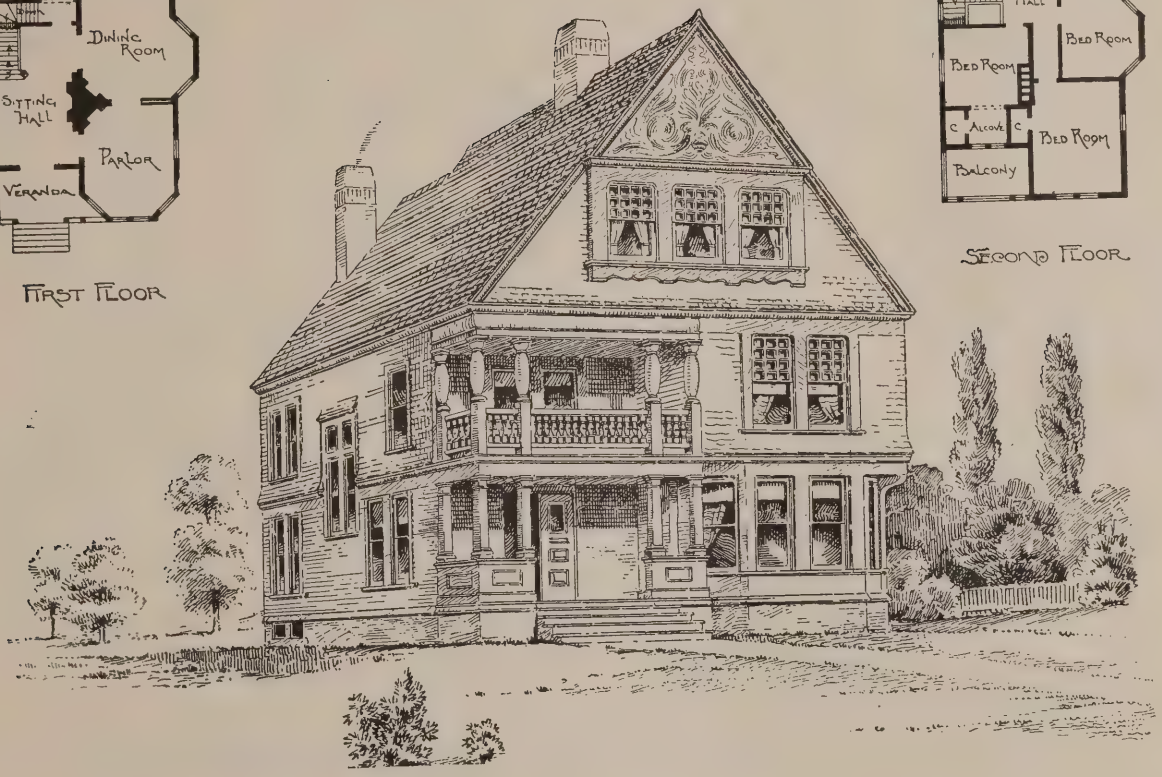
Estimated cost of building, $2,500.00. Price for plans, etc., $40.00.

Design No 13.



First Floor

Second Floor



Design No. 14.

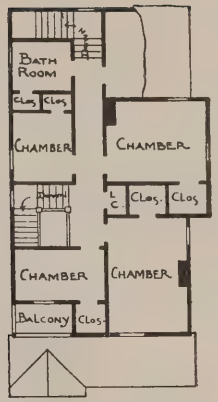
Frame Two-Story Dwelling.

Stone foundation. Parlor, hall, sitting-room and dining-room, hard wood, oil finish; inside blinds, etc. Height of stories — first, 10 feet 6 inches; second, 9 feet. Cellar, 6 feet 6 inches. First story contains hall, 8 x 16; parlor, 15 x 16; sitting-room, 14 x 16; dining-room, 12 x 16 (each having fire-place); kitchen, 11 x 12, and pantry, 4 feet 6 inches x 8. Second story contains four chambers, bath-room and closets.

Estimated cost of building, $2,500.00. Price for plans, etc., $40.00.

Design No 14.

First Floor



Second Floor

Design No. 15.

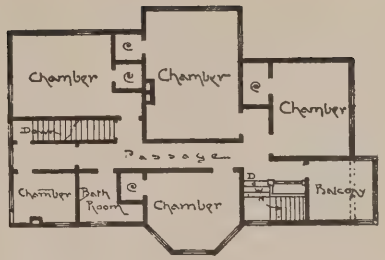
Frame Two-Story Dwelling.

Stone foundation. Parlor and hall, hard wood finished in oil; inside blinds, etc. Height of stories — first, 10 feet 6 inches; second, 9 feet. First story contains hall, 7 x 14 feet 6 inches; parlor, 13 feet 6 inches x 14; sitting-room, 13 x 16 feet 6 inches (with fire-place); dining-room, 13 x 16; chamber, 10 feet 6 inches x 13; kitchen, 12 x 13 feet 6 inches; pantry, 4 feet 6 inches x 8 feet; China closet, 4 x 4. Second story contains five chambers, bath-room and closets.

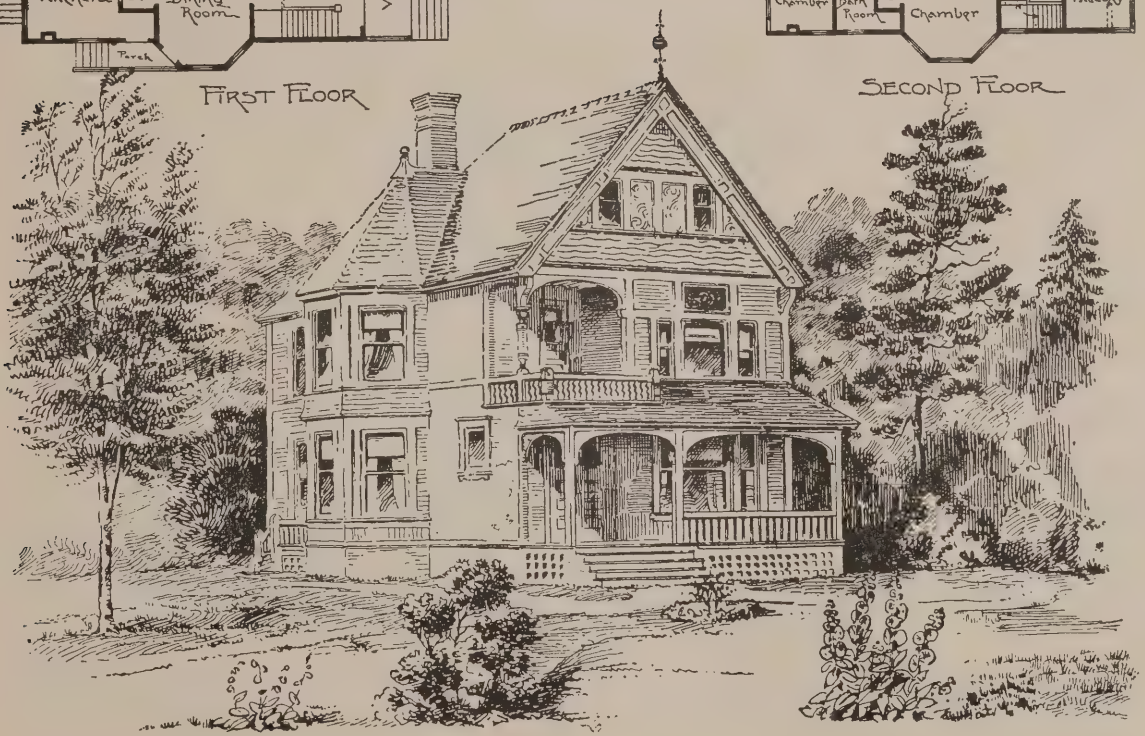
Estimated cost of building, $2,500.00. Price for plans, etc., $40.00.

Design No. 15

First Floor



Second Floor



Design No. 16.

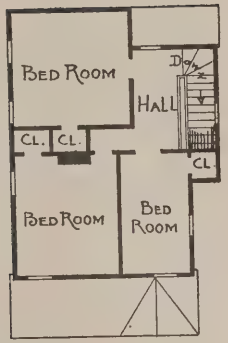
Frame Two-Story Dwelling.

Stone foundation. Height of stories — first, 10 feet; second, 9 feet. Cellar, 6 feet 6 inches. First story contains hall, 7 x 10; parlor, 14 x 15 (with fire-place); kitchen or living-room, 14 x 14; pantry, 7 x 10. Second story contains three bed-rooms, hall and closets.

Estimated cost of building, $1,200.00. Price for plans, etc., $20.00.

DESIGN Nº16.

FIRST FLOOR.



SECOND FLOOR.

Design No. 17.

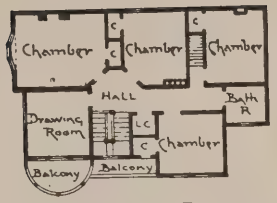
Brick Two-Story and Attic House.

Stone foundation, stone trimmings, slate roof. Principal apartments hard wood finished in oil; inside blinds, etc. Height of stories — first, 11 feet; second, 10 feet. Cellar, 6 feet 6 inches. First story contains hall, 12 x 18; staircase hall, 8 x 12; parlor, 15 x 15; sitting-room, 15 x 16; dining-room, 16 x 18 (each with fireplace); kitchen, 13 x 15; pantry, 4 feet 6 x 6 feet 6 inches, and China closet. Second story contains four chambers, drawing-room, bath-room and closets.

Estimated cost of building, $8,000.00. Price for plans, etc., $100.00.

Design No 17.

First Floor



Second Floor.

Design No. 18.

Plan "A" Frame Cottage.

Story 10 feet in the clear; large cellar, 6 feet 6 inches. Contains hall, 6 x 7; parlor, 14 x 15 (with fire-place); sitting-room, 14 x 15; living-room, 14 x 14; chamber, 8 feet 6 inches x 9; chamber, 8 feet 6 inches x 10; bath-room, 5 x 9; pantry, 4 x 9; two closets and China closet; also three bed-rooms finished above.

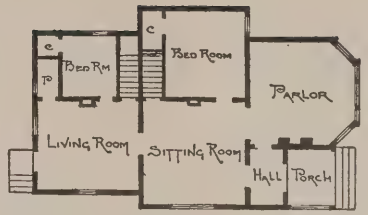
Plan "B."

Contains hall, 5 x 7; parlor, 14 x 15 (with fire-place); sitting-room, 14 x 14 feet 6 inches; living-room, 12 feet 6 inches x 14; chamber, 11 x 11; chamber, 8 x 8 feet 6 inches; pantry, 3 x 6, and two closets. Three chambers finished above.

Estimated cost of either building, $1,800.00. Price for plans, etc., $30.00.

DESIGN Nº 18

PLAN "A".



PLAN "B".

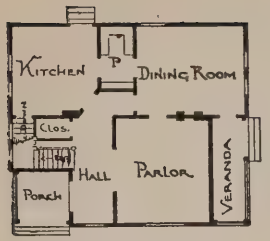
Design No. 19.

Frame Two-Story Dwelling.

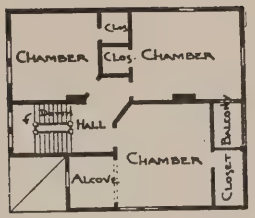
Stone foundation. Height of stories — first, 10 feet; second, 8 feet 6 inches. Cellar, 6 feet 6 inches. First story contains hall, 6 x 16; parlor, 13 x 14 (with fireplace); dining-room, 12 feet 6 inches x 14; kitchen, 12 x 12 feet 6 inches; pantry, 5 x 8, and closet off hall. Three chambers finished above, with alcove and closets.

Estimated cost of building, $2,000.00. Price for plans, etc., $35.00.

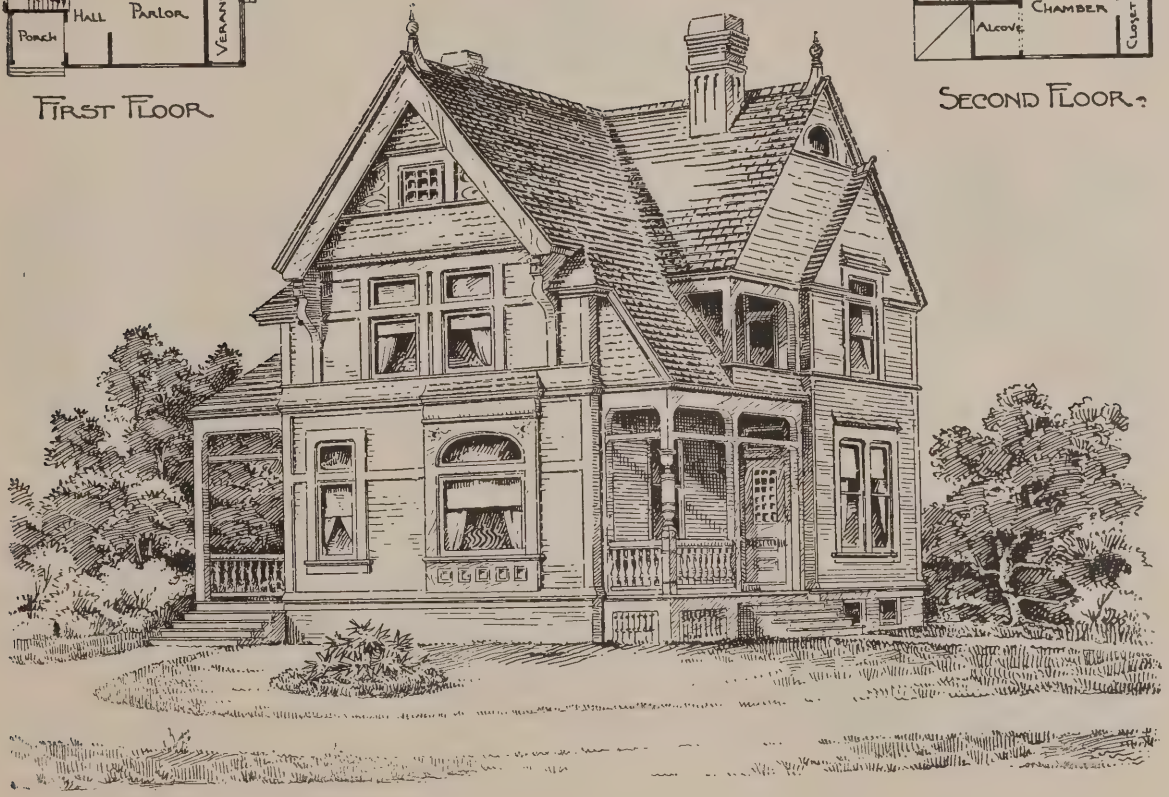
Design No. 19.



First Floor.



Second Floor.



Design No. 20.

Plan "A" Frame Cottage.

Stone foundation. Story, 10 feet 6 inches in the clear. Cellar, 6 feet 6 inches. Contains hall, 6 x 7; staircase hall, 8 x 10; parlor, 13 x 15 (with fire-place); music-room, 8 x 14; dining-room, 13 x 16, with fire-place and China closet; living room or kitchen, 12 x 15; bed-room, 8 x 13, with closet; bath-room, 5 feet 6 inches x 8; pantry, 6 feet 6 inches x 8. Three chambers finished above.

Cost of building, $1,700.00. Price for plans, etc., $30.00.

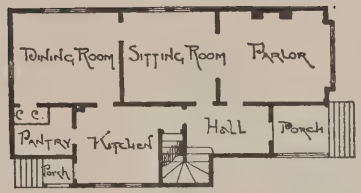
Plan "B."

First story, 10 feet in clear; half story above, 8 feet 6 inches. Cellar, 6 feet 6 inches. Contains hall, 6 feet 6 inches x 11 feet 6 inches; parlor, 13 x 15 (with fire-place); sitting-room, 13 x 13; dining-room, 13 x 15, with China closet; kitchen, 11 x 12; pantry, 7 x 8. Three chambers finished above.

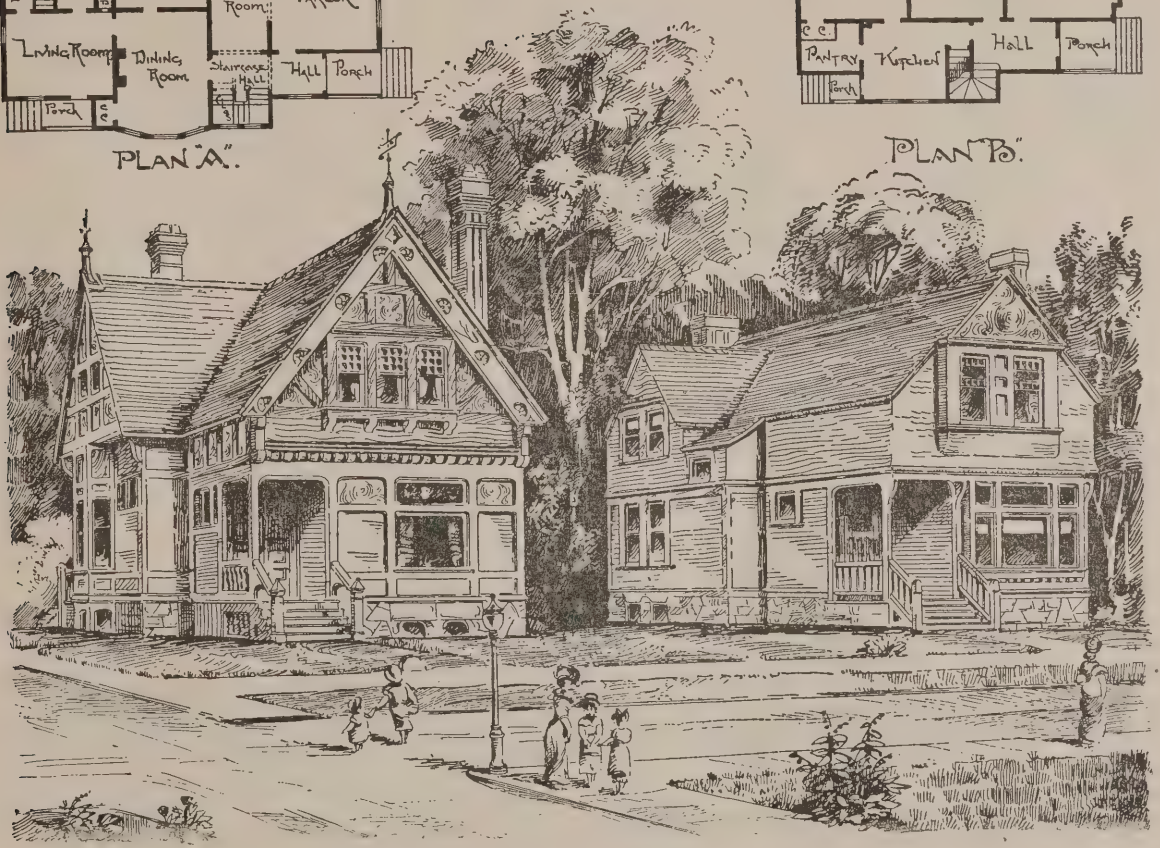
Estimated cost of building, $1,500.00. Price for plans, etc., $25.00.

Design No. 20

Plan "A".



Plan "B".



Design No. 21.

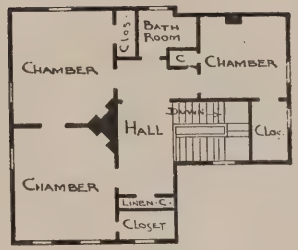
Frame Two-Story Dwelling.

Stone foundation. Height of stories — first, 10 feet; second, 9 feet 6 inches. Cellar, 6 feet 6 inches. First story contains hall, 7 x 20 (with fire-place); parlor, 14 x 17 (with fire-place); dining-room, 14 x 15 (with fire-place); kitchen, 12 x 13; pantry, 6 x 7, and China closet, 6 x 7. Three chambers above (two with fire-places), also bath-room and four closets.

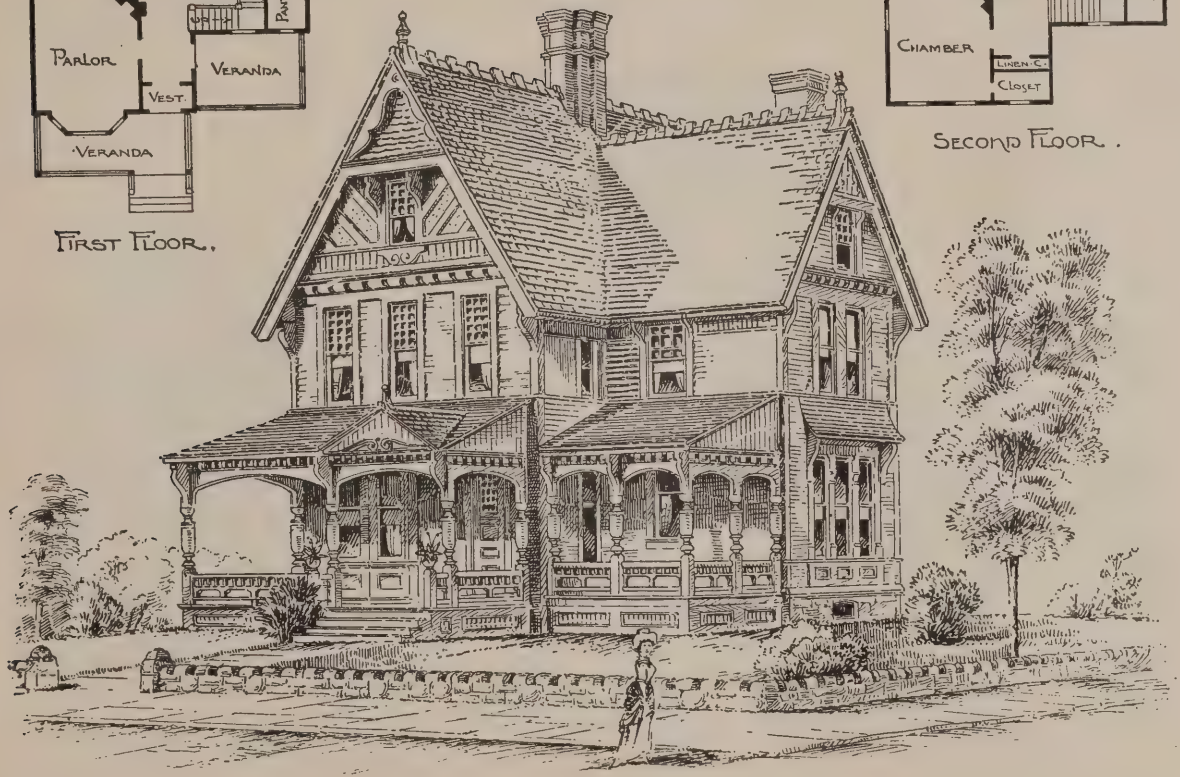
Estimated cost of building, $2,200.00. Price for plans, etc., $35.00.

Design No. 21.

First Floor.



Second Floor.



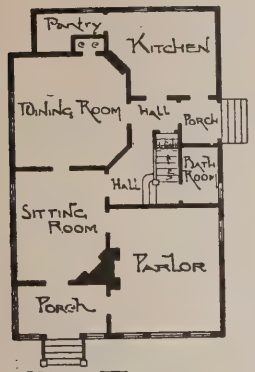
Design No. 22.

Frame Two-Story Dwelling.

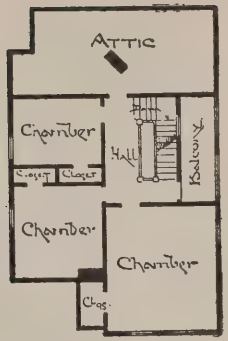
Stone foundation. Height of stories in the clear — first, 10 feet; second, 9 feet 6 inches. Cellar, 6 feet 6 inches. First story contains hall, 8 x 14; parlor, 15 x 17 (with fire-place); sitting-room, 12 x 15 (with fire-place); dining-room, 14 x 15; pantry, 5 feet 6 inches x 9 feet; bath-room, 5 x 7, and China closet. Three chambers finished above, with closets.

Estimated cost of building, $2,000.00. Price for plans, etc., $30.00.

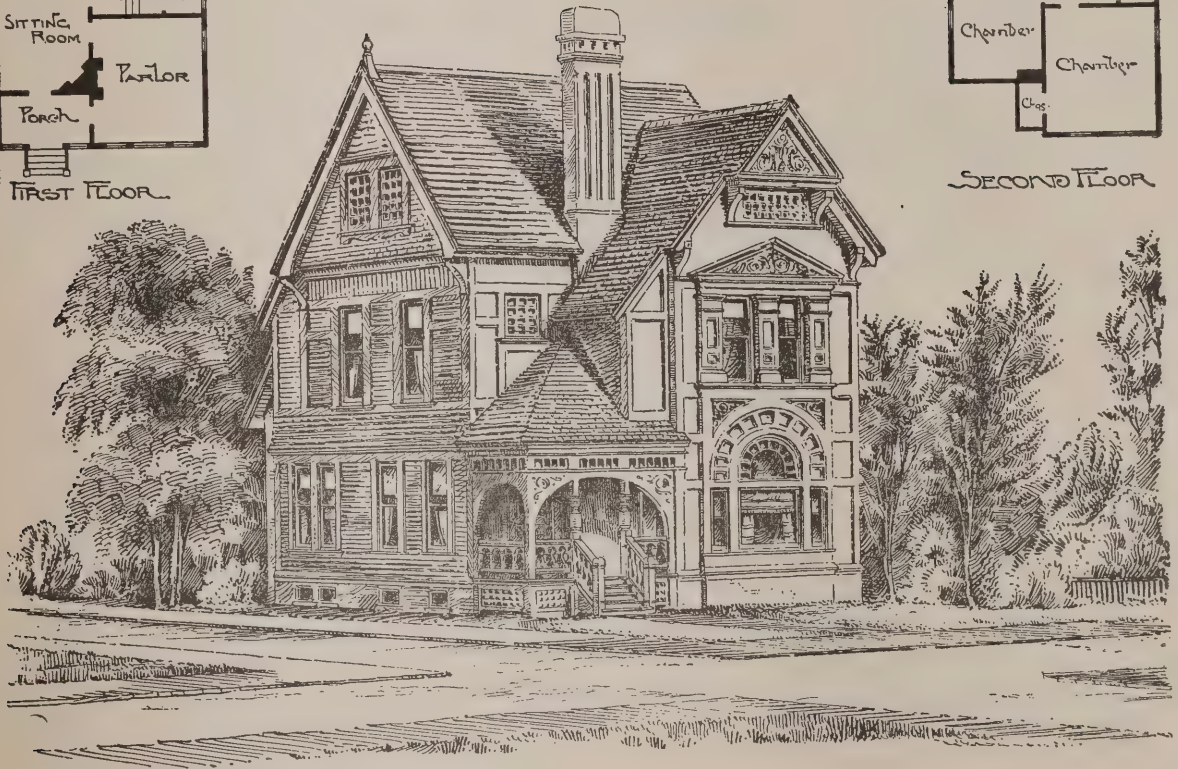
DESIGN No. 22



FIRST FLOOR



SECOND FLOOR



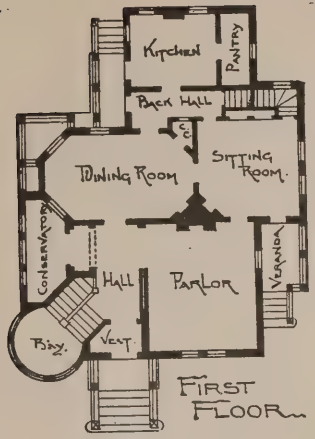
Design No. 23.

Frame Two-Story House.

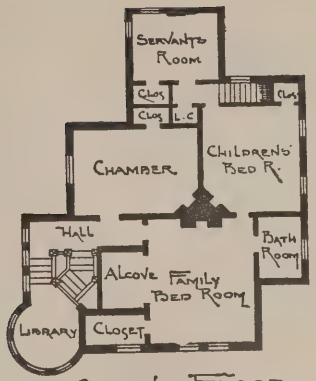
Stone foundation. Attic unfinished; principal apartments hard wood finished in oil; inside blinds, etc. Height of stories in the clear — first, 10 feet 6 inches; second, 10 feet. Cellar, 6 feet 6 inches. First story contains vestibule, 5 x 8; hall, 8 feet 6 inches x 13 feet 6 inches; parlor, 15 x 16; sitting-room, 14 x 14; dining-room, 14 x 21; conservatory, 6 x 15; kitchen, 10 x 12; pantry, 4 x 10. Second story contains four chambers (one with alcove), library, bath-room, four closets and linen closet. The parlor, sitting-room, dining-room and three of the chambers have fire-places.

Estimated cost of building, $4,000.00. Price for plans, etc., $50.00.

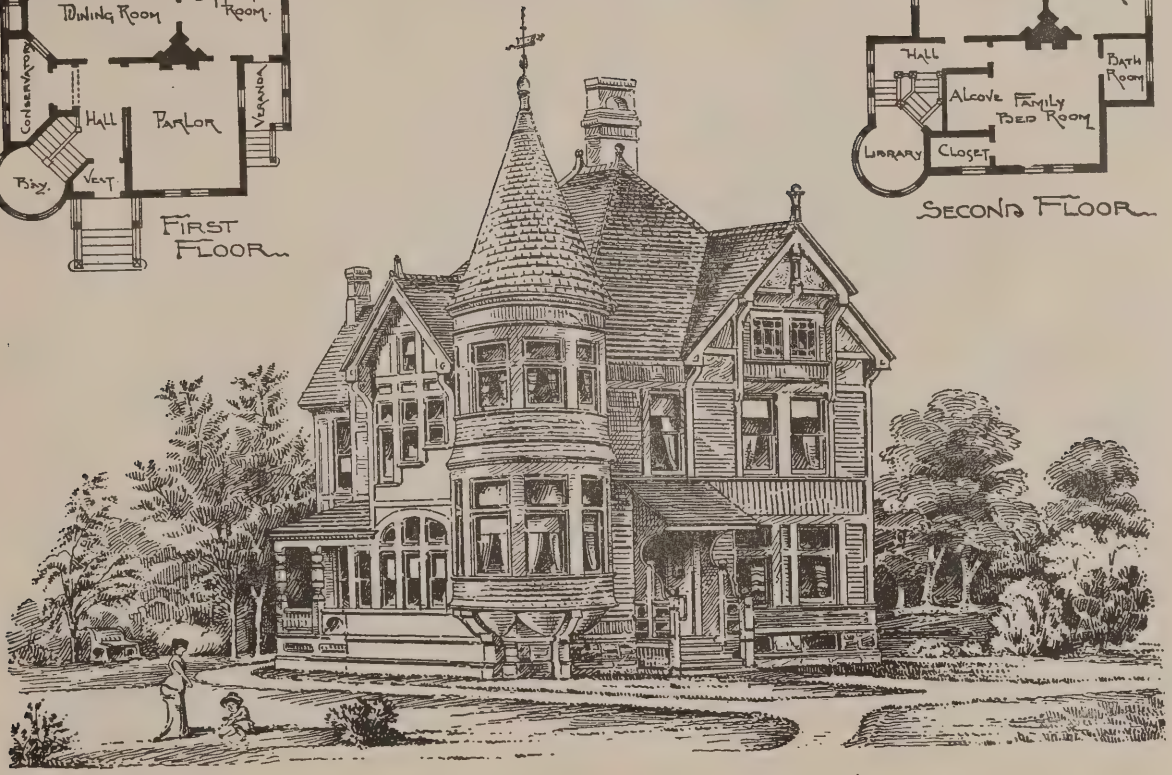
Design No. 23.



First Floor.



Second Floor.



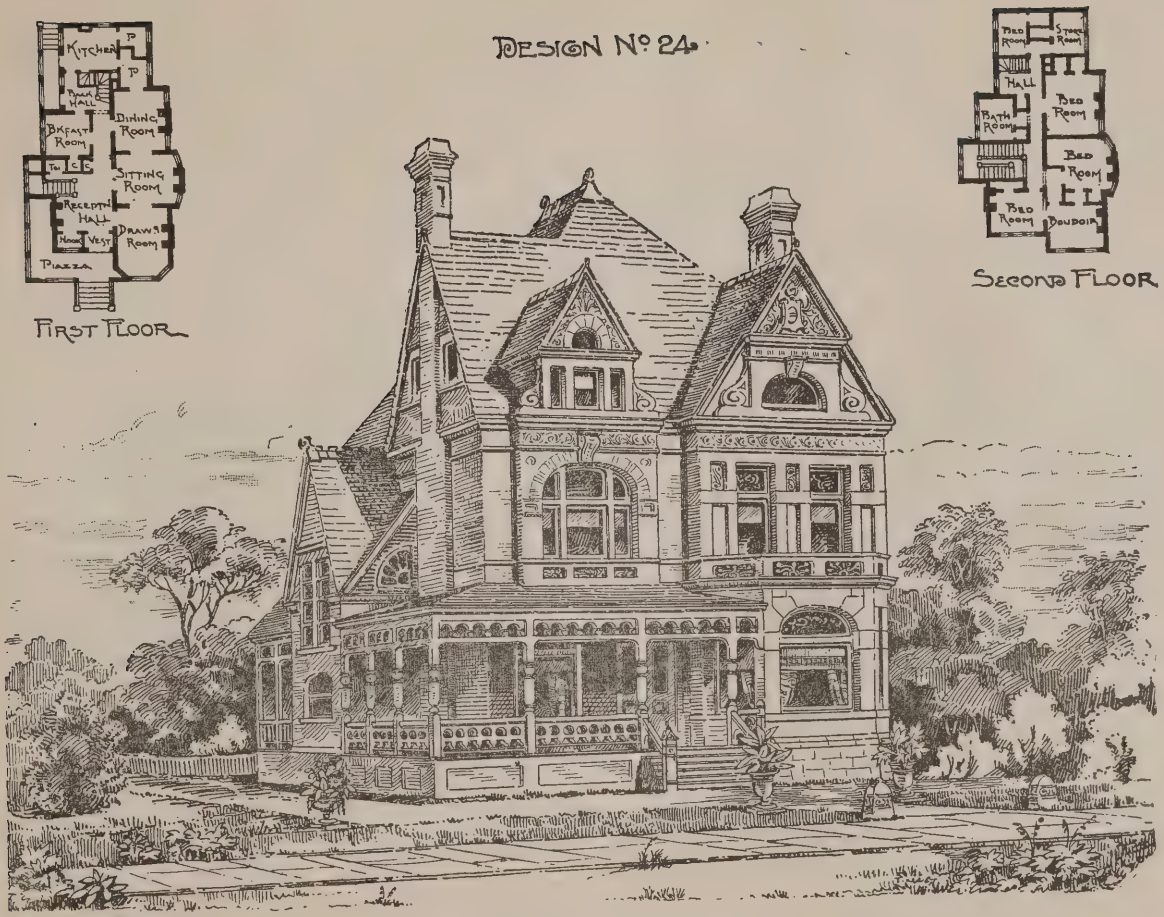
Design No. 24.

Brick Two-Story and Attic House.

Stone foundation, cut stone trimmings; principal rooms hard wood finished in oil; inside blinds, etc. Height of stories — first, 11 feet; second, 10 feet. Cellar, 6 feet 6 inches. First story contains vestibule, 4 x 7 feet 6 inches; hall and reception hall, 16 x 19 feet 4 inches; drawing-room, 13 feet 6 inches by 18; sitting-room, 13 feet 6 inches x 17 feet 6 inches; breakfast room, 12 x 13; dining-room, 14 x 17; kitchen, 13 x 14; back hall, 8 x 12 feet 6 inches; pantry, 6 x 8; pantry, 7 x 9; two China closets, each 3 x 4; toilet room, 3 feet 6 inches x 7. Second floor contains five chambers, bath-room, store-room, hall and eight closets. The reception hall, drawing-room, sitting-room, dining-room, and four of the chambers are fitted with fire-places.

Estimated cost of building, $8,000.00. Price for plans, etc., $100.00.

DESIGN No. 24.


KITCHEN
P
P
BACK HALL
DINING ROOM
BKFAST ROOM
LC
SITTING ROOM
RECEPTN HALL
HOOK
VEST
DRAWG ROOM
PIAZZA
FIRST FLOOR
BED ROOM
STORE ROOM
HALL
BATH ROOM
BED ROOM
BED ROOM
BED ROOM
BOUDOIR
SECOND FLOOR

Design No. 25.

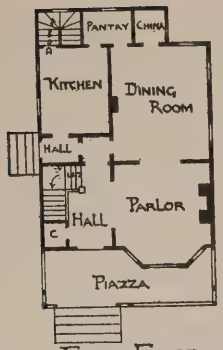
One and a Half-Story Frame Residence.

Post foundation. Height of stories in the clear — first, 10 feet; second, 9 feet. Cellar, 6 feet 6 inches. First story contains parlor (with fire-place) 13 feet 6 inches x 14; dining-room, 13 feet 6 inches x 16; kitchen 10 x 12; pantry, 5 x 8; China closet, 4 x 5; front hall, 10 x 12; back hall, 4 x 6; front and back stairs. Second story contains chamber, 12 x 14; chamber, 13 x 13; chamber, 9 x 12; closet to each. Bath-room, 5 x 8.

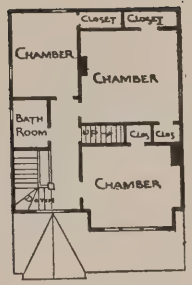
First story, clapboards; second story. shingles.

Estimated cost of building, $1,800.00. Price for plans, etc., $35.00.

Design No 25.



First Floor.



Second Floor.

Design No. 26.

Two-Story Frame Dwelling.

Post foundation. Height of stories — first, 10 feet; second, 9 feet 6 inches. Cellar, 6 feet 6 inches. First story contains reception hall (with fire-place) 12 x 13; parlor (with fire-place), 14 x 14; sitting-room (with fire-place), 12 x 14; bed-room, 12 x 12 feet 6 inches; bath-room, 6 x 10; kitchen, 11 feet 6 inches x 12; pantry, 4 x 12; front and back stairs. Second story contains chamber, 11 feet 6 inches x 14; chamber, 9 x 13; chamber, 12 x 12; chamber, 10 x 12. Closet off each chamber.

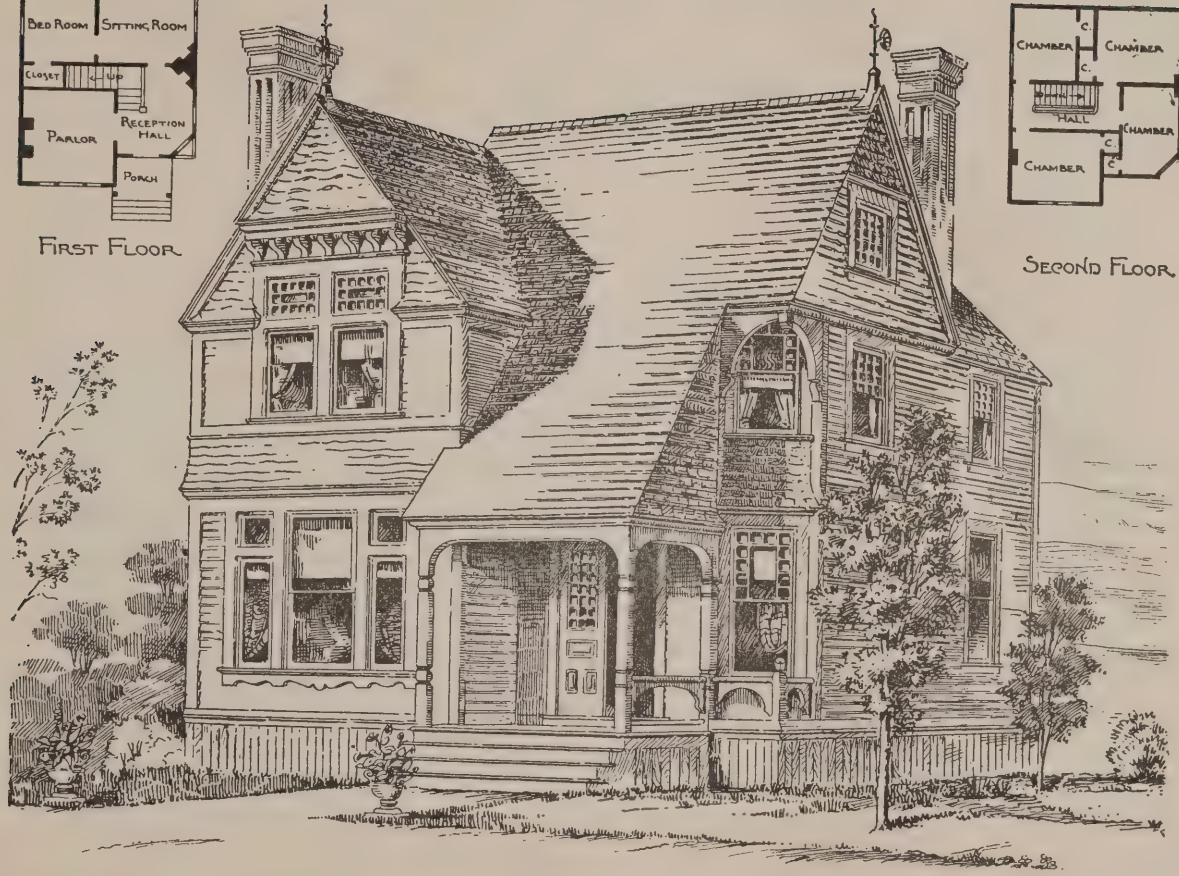
First story, clapboards; second story, shingles.

Estimated cost of building, $2,500. Price for plans, etc., $40.00.

Design No 26.

First Floor.

Second Floor.



Design No. 27.

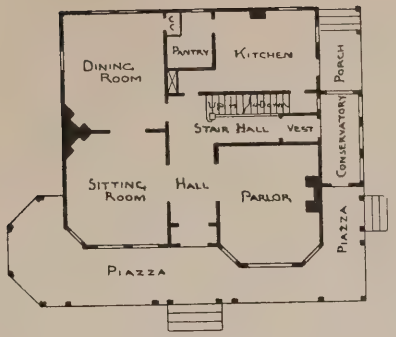
Two-Story Frame House.

Stone foundation. Height of stories in the clear—first, 10 feet; second, 9 feet 6 inches. Cellar, 6 feet 6 inches. First story contains hall, 8 x 18; parlor (with fire-place), 16 x 18; sitting-room (with fire-place), 15 x 17; dining-room (with fire-place), 15 feet 6 inches x 17; conservatory, 6 x 14; kitchen, 12 x 15; pantry, 7 x 9; China closet, 3 x 4. Second story contains sewing-room, 8 x 15; chamber, 13 feet 6 inches x 15; chamber, 12 x 15; chamber, 12 x 15; chamber, 12 x 14; closet off each chamber; bath-room, 8 x 12; linen closet, 4 x 12; smoking-room, 10 x 12.

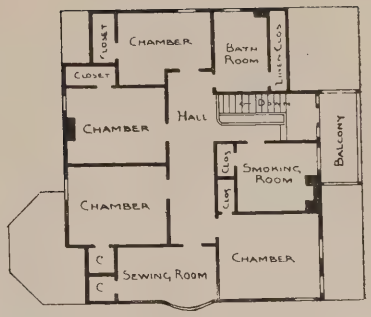
First story, clapboards; second story, shingles.

Estimated cost of building, $5,000.00. Price for plans, etc., $90.00.

Design No. 27.



First Floor



Second Floor

Design No. 28.

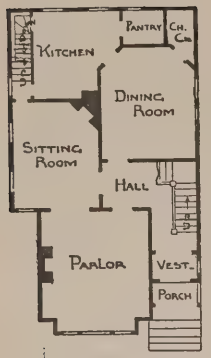
Two-Story Frame Dwelling

Stone foundation. Height of stories—first, 10 feet; second, 9 feet 6 inches. Cellar, 6 feet 6 inches. First story contains parlor (with fire-place), 14 x 16; sitting-room (with fire-place), 12 x 15; dining-room, 13 x 15 feet 6 inches; kitchen, 10 x 12; pantry, 5 x 6; China closet, 4 x 5; front and back stairs. Second story contains chamber, 14 x 16; chamber, 12 x 15; bath-room, 9 x 12; chamber, 10 x 11; chamber, 8 x 10; all chambers have closets.

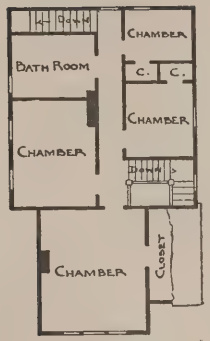
First story, clapboards; second story, shingles.

Estimated cost of building, $2,500.00. Price for plans, etc., $40.00.

Design No 28.



First Floor



Second Floor

Design No. 29.

Colonial Cottage.

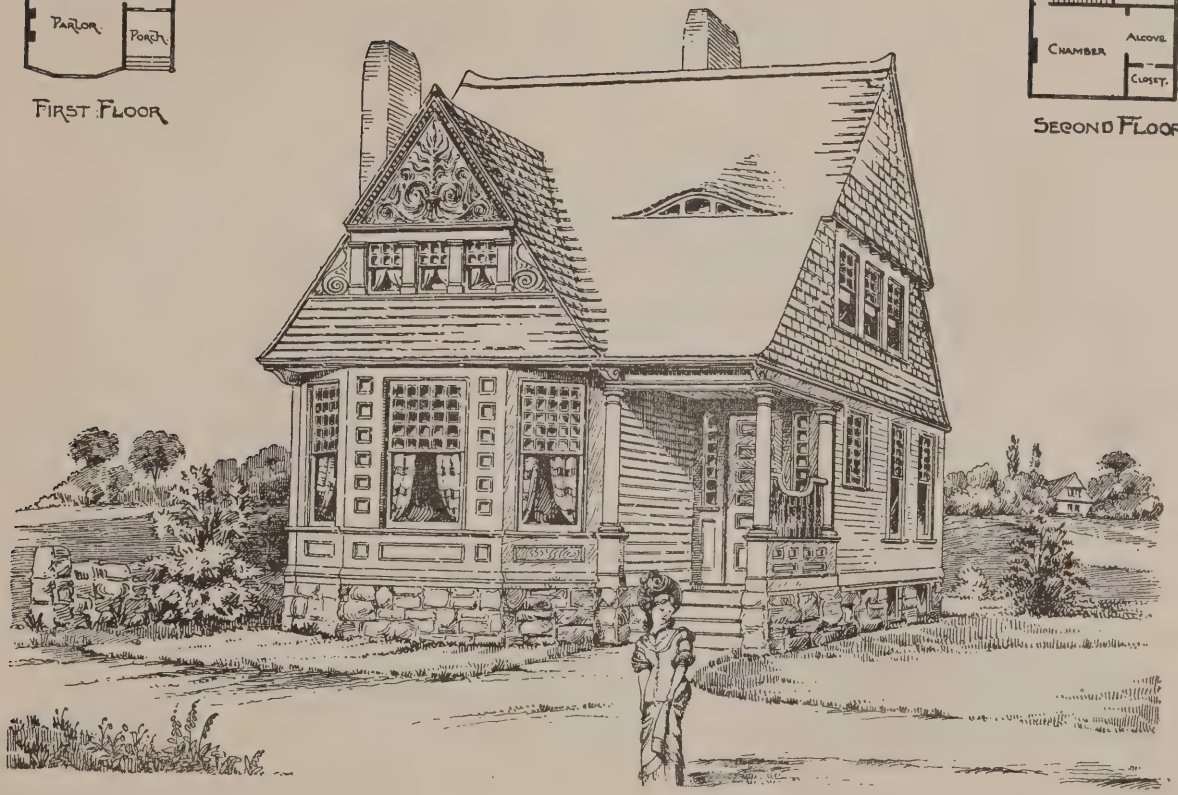
Frame. Stone Foundation. Height of stories in the clear — first, 9 feet 6 inches; second, 8 feet. Cellar, 6 feet 6 inches. Pine finish. First story contains parlor (with fire-place), 14 x 14; hall, 7 feet 6 inches square; living-room, 11 x 12; kitchen, 10 x 12; pantry, 3 feet 6 inches x 6; wood-shed, 7 x 13. Second story, chamber, 14 x 14, with alcove off 7 x 9; chamber, 9 x 10; chamber, 10 x 11 feet 6 inches, with alcove 4 x 9. Closet off each chamber.

Estimated cost of building, $1,500. Price for plans, etc., $25.00

Design No 29

First Floor

Second Floor



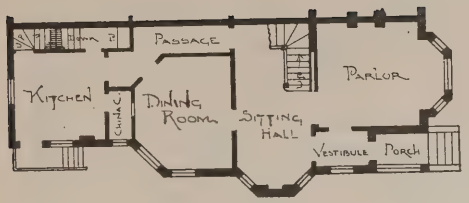
Design No. 30.

Double Brick Dwelling — suited for 60-foot Lot.

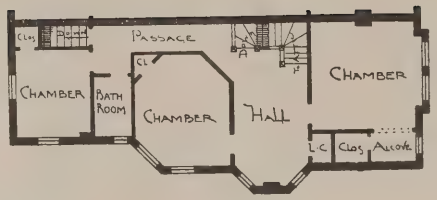
Stone foundation to 8 inches above grade line, stone steps, cut stone trimmings, slate Mansard and gravel roof. Parlor, dining-room, sitting-hall, and vestibule finished in hard wood, oil finish; inside blinds, etc. Height of stories in the clear — first, 10 feet; second, 9 feet 6 inches; attic, 8 feet 6 inches. Cellar, 6 feet 6 inches. Arrangement for each house — first story contains parlor (with fire-place), 14 x 15; vestibule, 5 x 8; sitting-hall (with fire-place), 10 feet 6 inches x 23; dining-room, 13 x 16; kitchen, 12 x 13; pantry, China closet, front and back stairs. Second story contains chamber, 14 x 15, with alcove 4 x 6 feet 6 inches; hall, 10 feet 6 inches x 23; chamber, 14 x 16; bath-room, 5 x 8; chamber, 11 x 12 feet 6 inches, with closet to each chamber. Three rooms with closets finished in attic.

Estimated cost of building, $9,000.00. Price for plans, etc., $125.00.

DESIGN No. 30.



FIRST FLOOR



SECOND FLOOR.

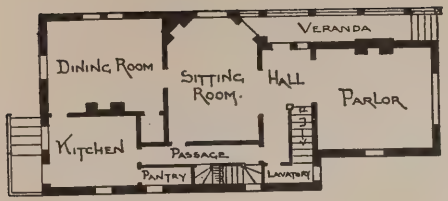
Design No. 31.

Two-Story and Attic Brick Residence.

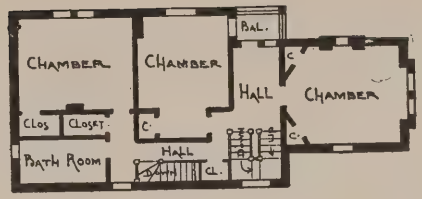
Stone trimmings, stone foundation, slate roof; parlor, reception-hall, sitting-room and dining-room hard wood, finished in oil; inside blinds, etc. Height of stories in the clear—first, 10 feet 6 inches; second, 9 feet 6 inches. Attic, 9 feet. Cellar, 6 feet 6 inches. First story contains parlor (with fire-place), 14 x 16; reception-hall, 8 x 16; sitting-room (with fire-place), 13 x 17 feet 6 inches; dining-room (with fire-place), 13 x 16; kitchen, 10 feet 6 inches x 12 feet 6 inches; pantry and China closet; front and back stairs. Second story contains, chamber, 14 x 16; chamber, 13 x 16 feet 6 inches; chamber, 13 x 16; closet off each chamber; bath-room, 6 x 12 feet 6 inches; hall, 8 x 12. Three large bed-rooms with closets in attic.

Estimated cost of building, $4,500.00. Price for plans, etc., $65.00.

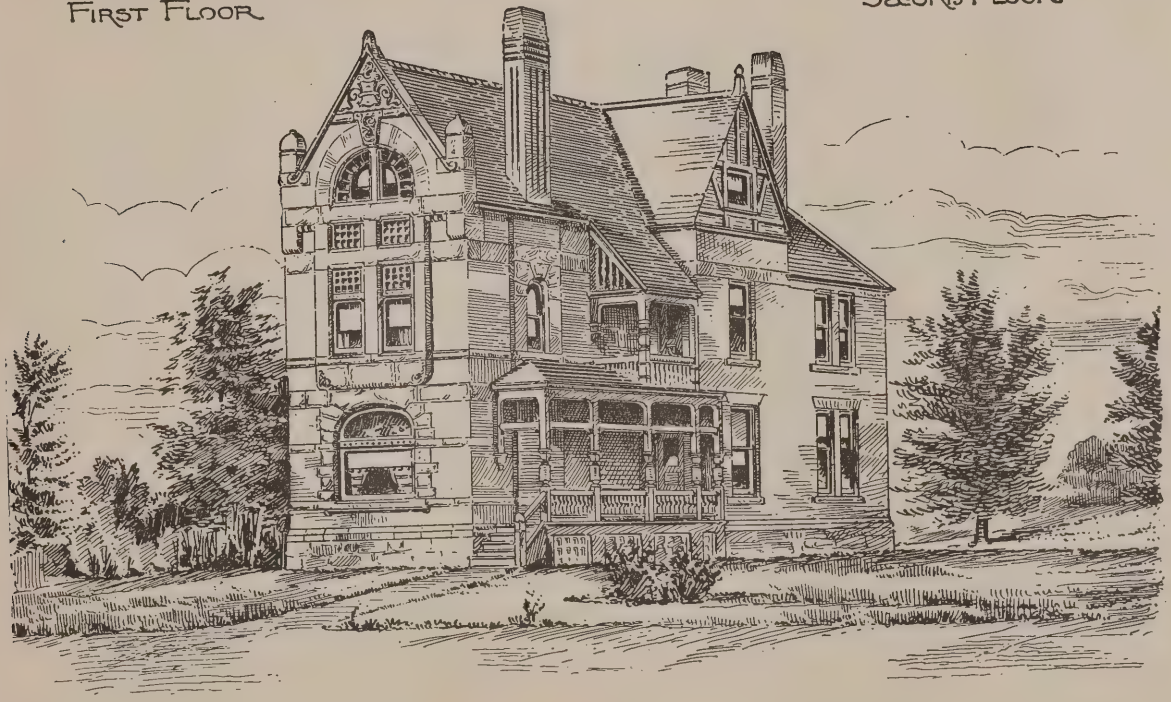
DESIGN No. 31.



FIRST FLOOR



SECOND FLOOR



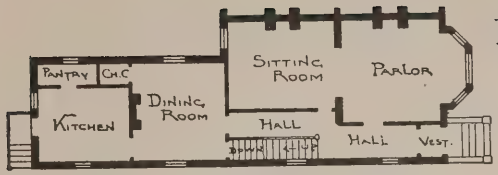
Design No. 32.

Double Brick Residence — suited for 50-foot Lot.

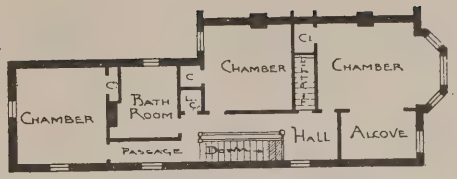
Stone foundation to 8 inches above grade line, and at front of house, to under side of water table; stone steps; slate Mansard and gravel roof. Height of stories in the clear — first, 10 feet; second, 9 feet 6 inches; attic, 8 feet 6 inches. Cellar, 6 feet 6 inches. Parlor, sitting-room, dining-room, hall and vestibule finished in hard woods, oil finish; inside blinds, etc. Arrangements for each house — first story contains vestibule, 4 x 5; parlor (with fire-place), 14 x 15; sitting-room (with fire-place), 13 x 15; dining-room (with fire-place), 14 x 14; kitchen, 11 feet 6 inches x 13 feet 6 inches; pantry and China closet; also stair-case hall 7 feet wide. Second story contains chamber, 12 feet 6 inches x 14, with alcove, 7 x 11; chamber, 12 x 12; bath-room, 10 x 10; chamber, 12 x 13 feet 6 inches; closet off each chamber. Attic contains three large bed-rooms with closets.

Estimated cost of building, $9,000.00. Price for plans, etc., $125.00.

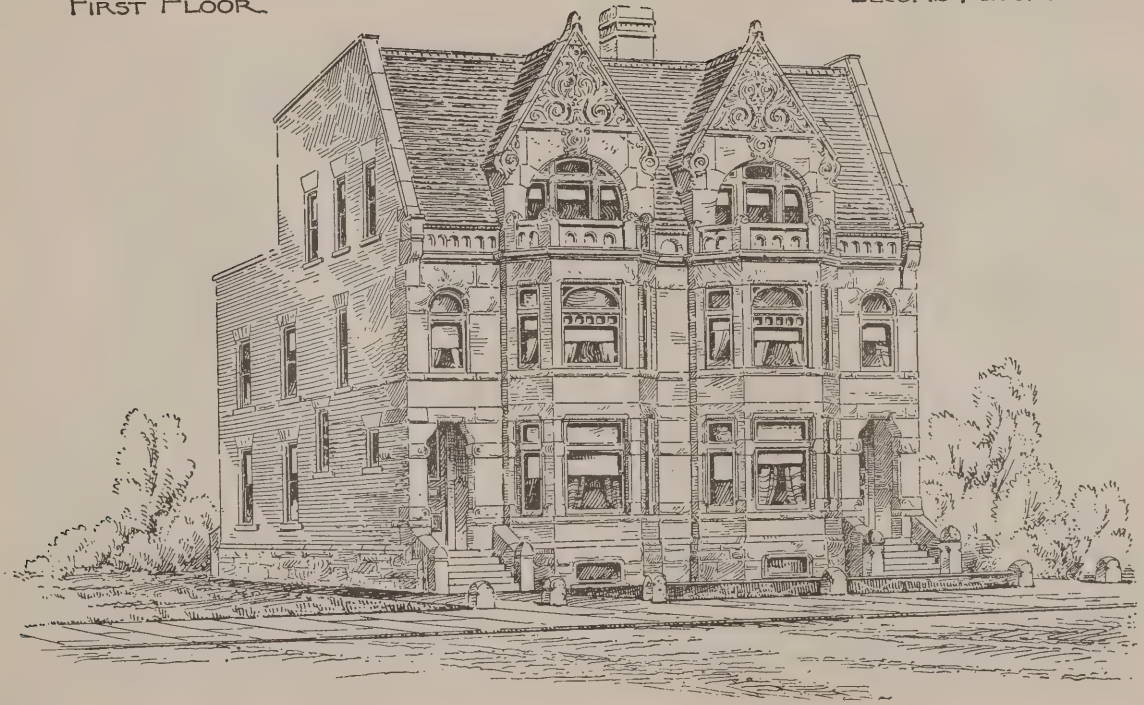
Design No. 32



First Floor



Second Floor



Design No. 33.

Two-Story and Attic Brick Residence.

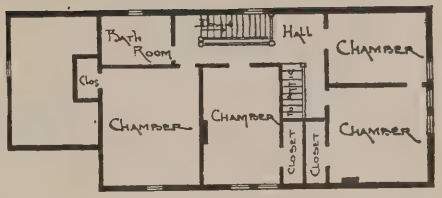
Stone trimmings, stone foundation, slate and gravel roof; parlor, sitting-room, dining-room and front hall finished in hard wood; inside blinds, etc., oil finish. Height of stories in clear — first, 10 feet 6 inches; second, 9 feet 6 inches. Attic, 8 feet 6 inches. Cellar, 6 feet 6 inches. First story contains vestibule, 3 x 7 feet 6 inches; entrance hall, 7 feet 6 inches x 12; parlor (with fire-place), 14 x 16; sitting-room (with fire-place), 14 x 15; dining-room, 13 feet 6 inches x 20; kitchen, 12 x 13; pantry, 4 x 12; China closet, 4 x 5. Front and back stairs. Second story contains, chamber, 9 feet 6 inches x 14 feet; chamber, 13 feet 6 inches x 14; bath-room, 7 x 9. Each chamber has closet off. Three rooms finished in attic.

Estimated cost of building: Design "A," $5,500.00; Design "B," $4.500.00.
Price for plans, etc.: Design "A," $75.00; Design "B," $60.00.

NOTE.— The same floor plans are arranged for both elevations, to demonstrate the fact that any arrangement of rooms provided in this book is susceptible of different methods of treatment as to elevation.

First Floor

Design No. 33



Second Floor

"A"

"B"

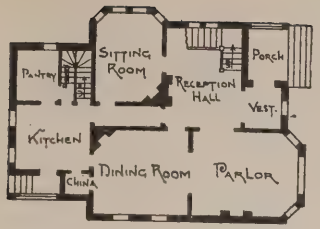
Design No. 34.

Two-Story and Attic Brick Residence.

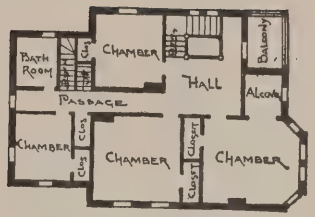
Stone foundation, stone trimmings, slate roof. Vestibule, reception hall, parlor, sitting-room and dining-room, hard wood finished in oil; inside blinds, etc. Height of stories in the clear — first, 10 feet 6 inches; second, 9 feet 6 inches; attic, 9 feet. Cellar, 6 feet 6 inches. First story contains vestibule, 7 x 7; reception hall (with fire-place), 14 x 17; parlor (with fire-place) 14 x 18; dining-room (with fire-place), 14 x 16; sitting-room (with fire-place), 13 x 15; kitchen, 12 x 13; pantry, 8 x 10; China closet, 4 x 5; front and back stairs. Second story contains hall, 14 x 17; chamber, 14 x 16, with alcove, 7 x 8; chamber, 14 x 15; chamber, 12 x 13; chamber, 9 feet 3 inches x 10 feet 6 inches; closets off each chamber; bath-room, 7 x 9. Three bed-rooms, with closets, finished in attic.

Estimated cost of building, $7,000.00. Price for plans, etc., $90.00.

DESIGN No 34.



FIRST FLOOR.



SECOND FLOOR.

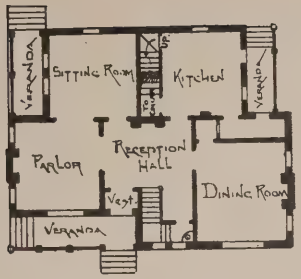
Design No. 35.

Two-Story Brick Residence.

Stone foundation, cut-stone trimmings, slate roof; principal apartments finished with hard wood, oil finish; inside blinds, etc. Height of stories — first, 10 feet 6 inches; second, 10 feet. Cellar, 6 feet 6 inches. First story contains vestibule, 4 x 7; reception hall (with fire-place), 11 feet 6 inches x 14; parlor (with fire-place), 14 x 15; sitting-room, 14 x 14 feet 6 inches; dining-room (with fire-place), 15 x 16 feet 6 inches; kitchen, 13 x 14; pantry, 4 x 12; China closet, 4 x 4; front and back stairs. Toilet-room under front stairs. Second story contains hall, 13 x 15; chamber (with fire-place), 14 x 15; chamber, 14 x 14; chamber, 10 x 14; chamber, 13 x 15; closet off each chamber; bath-room, 7 x 11 feet 6 inches.

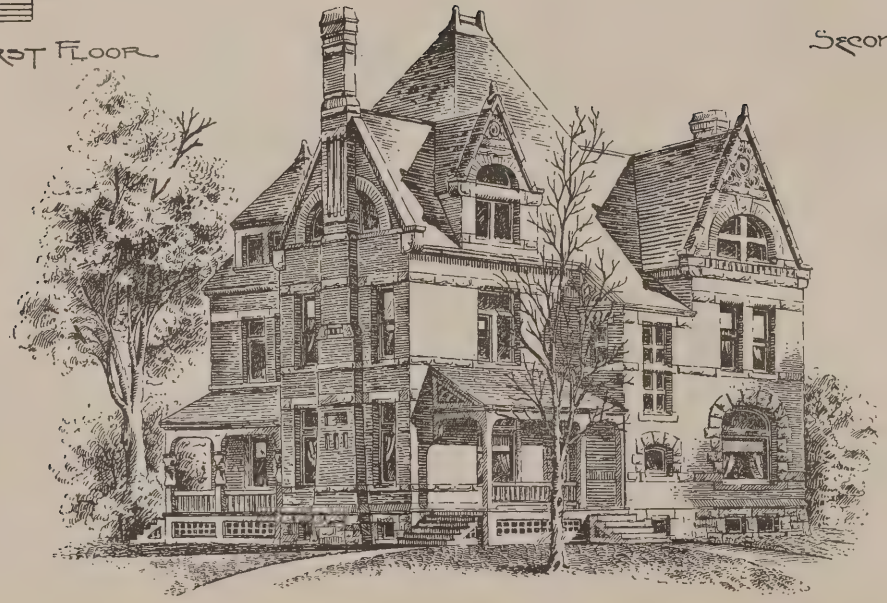
Estimated cost of building, $8,000.00. Price for plans, etc., $100.00.

Design No. 35.



First Floor.

Second Floor.



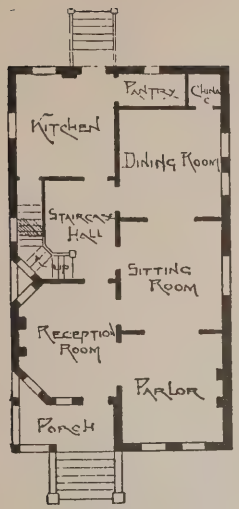
Design No. 36.

Two-Story Brick Dwelling.

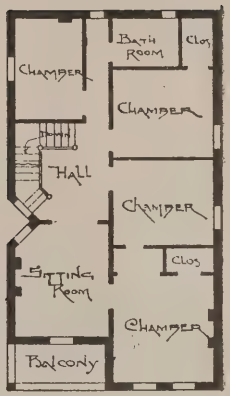
Stone foundation; cut stone trimmings; slate roof; principal apartments finished with hard wood, oil finish; inside blinds, etc. Height of stories—first, 10 feet 6 inches; second, 10 feet. Cellar, 6 feet 6 inches in the clear. First story contains reception-room (with fire-place), 12 x 14 feet 6 inches; staircase hall, 12 x 12 feet 6 inches; parlor (with fire-place), 13 x 14; sitting-room, 13 x 14; dining-room, 13 x 13 feet 6 inches; kitchen, 12 x 13; pantry, 4 x 9; China closet, 4 x 4. Second story contains staircase hall, 12 x 12 feet 6 inches; sitting hall, 12 x 14 feet 6 inches (with fire-place); chamber (with fire-place), 13 x 14; chamber, 11 x 13; chamber, 11 x 13; chamber, 8 feet 6 inches x 13; closet off each chamber; bath-room, 6 x 8 feet 6 inches; two rooms finished in attic.

Estimated cost of building, $5,000.00. Price for plans, etc., $70.00.

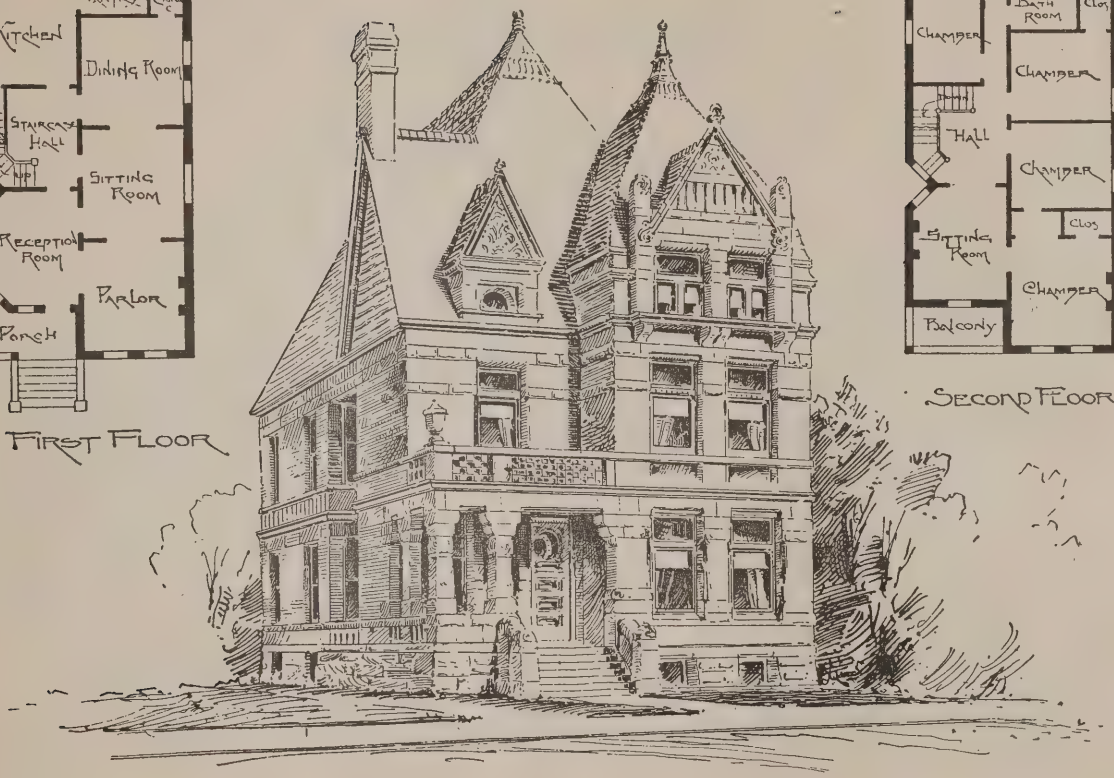
Design No. 36



First Floor



Second Floor

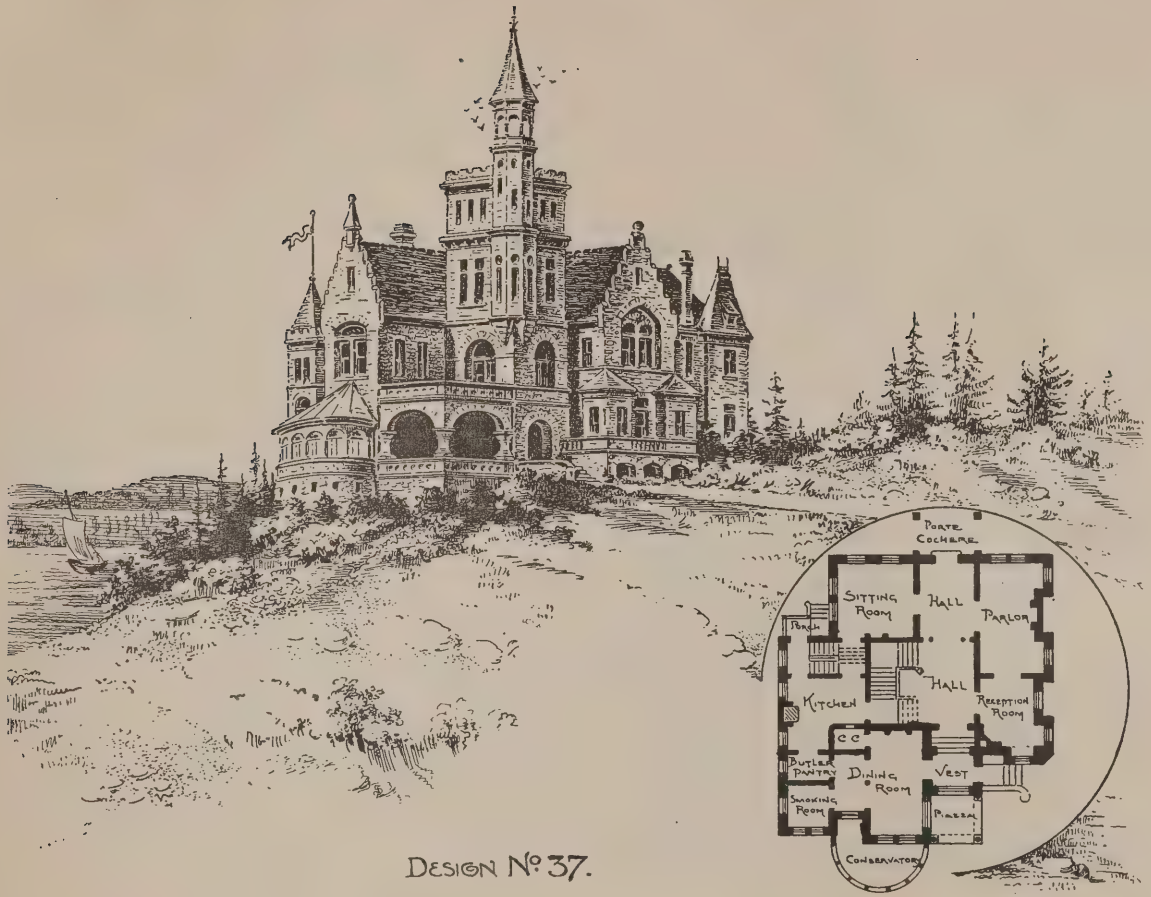


Design No. 37.

Stone Mansion.

Two-story and attic. Finished in natural woods, oil finish; inside blinds. This design is given to show the scope of our work, and that we have designs suited not only to the wants of all conditions of society, but suited also to every character of location or situation. The outline and character of the exterior, as well as the arrangement of the interior, may be varied to suit any requirement. We have arranged the ground floor plan so as to provide for the following, viz.: vestibule, 12 x 16; piazza, 12 x 12; grand staircase hall, 23 x 30; hall, 16 x 21; reception room, 15 x 20; parlor, 18 x 31; sitting-room, 21 x 22; dining-room, 23 x 29; smoking-room, 12 x 12; conservatory, 12 x 24; kitchen, 20 x 22; butler's pantry, 8 x 12; China closet, 6 x 9; back staircase hall, 9 x 22. *Port cochere*, etc. Principal rooms provided with fire-places, grates and mantels.

Estimated cost of building, $35,000.00. Price for plans, etc., $450.00.


Porte Cochere
Sitting Room
Hall
Parlor
Porch
Hall
Kitchen
Reception Room
C C
Butler's Pantry
Dining Room
Vest
Smoking Room
Piazza
Conservatory

DESIGN Nº 37.

Design No. 38.

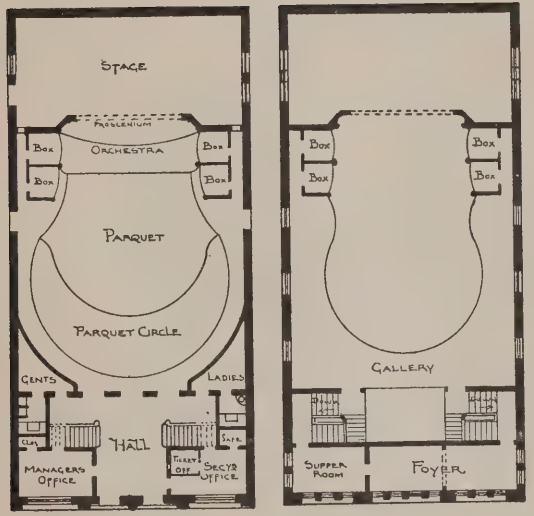
Brick Opera House.

Stone trimmings, galvanized iron cornice; hard wood stairs; tin roof. Seating capacity of opera house, 600; 8 boxes. Manager's office, secretary's office, ticket office, gentlemen's and ladies' toilet rooms.

Estimated cost of building, $10,000.00. Price for plans, etc., $150.00.

We have on hand a large number of designs for opera houses, to cost from $5,000.00 to $100,000.00 each, of which descriptions, with prices for complete plans, will be furnished on application.

Design No 38.



First Floor

Second Floor

Front.

Design No. 39.

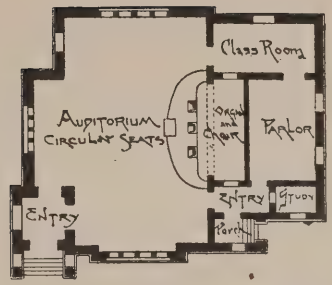
Brick Church.

Stone trimmings, slate roof; finished in natural woods. Seating capacity, 300. Contains also parlor, study and class-room.

Estimated cost of building complete, $8,000.00. Price for plans, etc., $150.00.

We have designs for churches in every style of architecture, varying in cost from $1,000.00 to $200,000.00. Will furnish prices and all necessary information on application.

Design No 39.



Plan.

Design No. 40.

Store fronts. Plan "A."

For store 25 feet wide. Price for plans, etc., $50.00.

Plans "B" and "C."

For stores 20 feet wide. Price for plans, etc., $25.00.

We have a large variety of designs for store fronts suited for all kinds of building materials, and at every grade of cost, for which we shall be pleased to quote prices, and to give any desired information on application. When writing us, please state width of lot, number and height of stories desired, intended cost of building, etc.

Design No. 40.

Front A. Front B Front C.

Design No. 41.

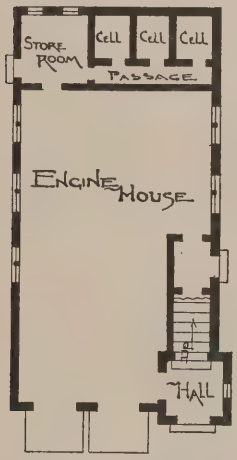
Brick Town Hall

Stone trimmings, galvanized iron cornice, slate or tin roof. Contains fire-engine room, 28 x 50; store-room, 18 x 18; three cells, and in the second story a public hall or council chamber, 28 x 30, and four offices.

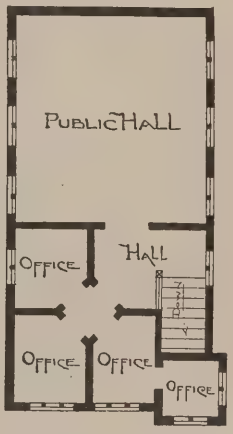
Estimated cost of building, $5,000.00. Price for plans, etc., $75.00.

We have a large number of designs for Town Halls, to cost from $3,500.00 upwards; and shall be pleased to quote prices for plans, and to give any desired information on application.

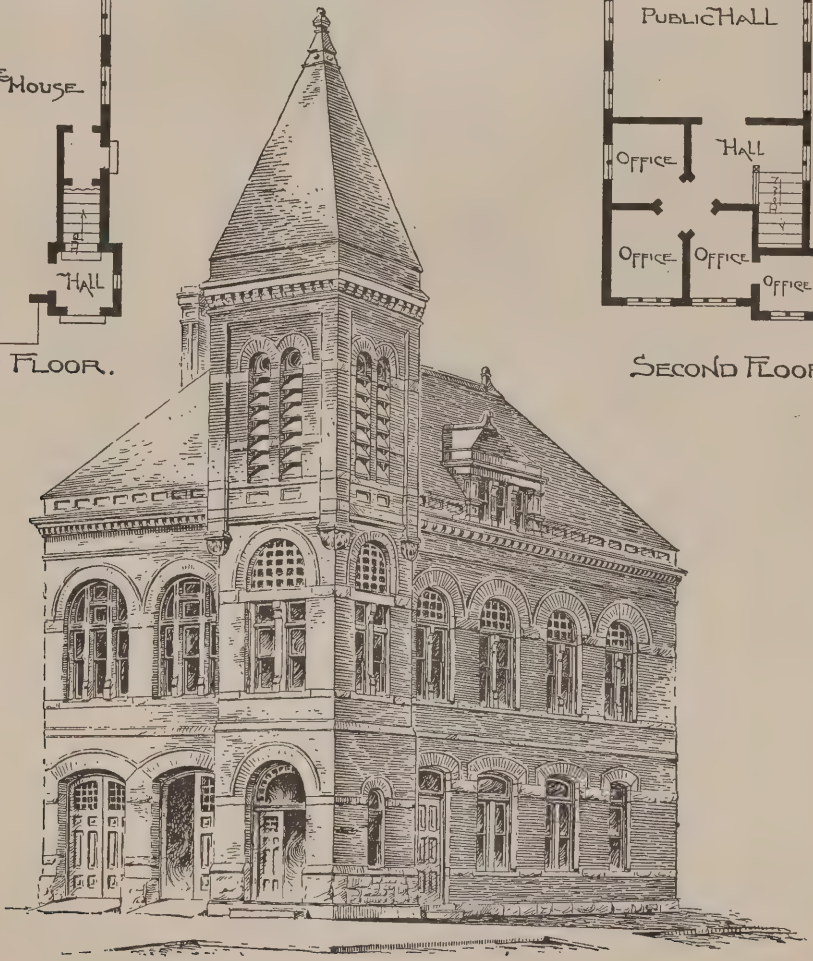
DESIGN Nº41



FIRST FLOOR.



SECOND FLOOR



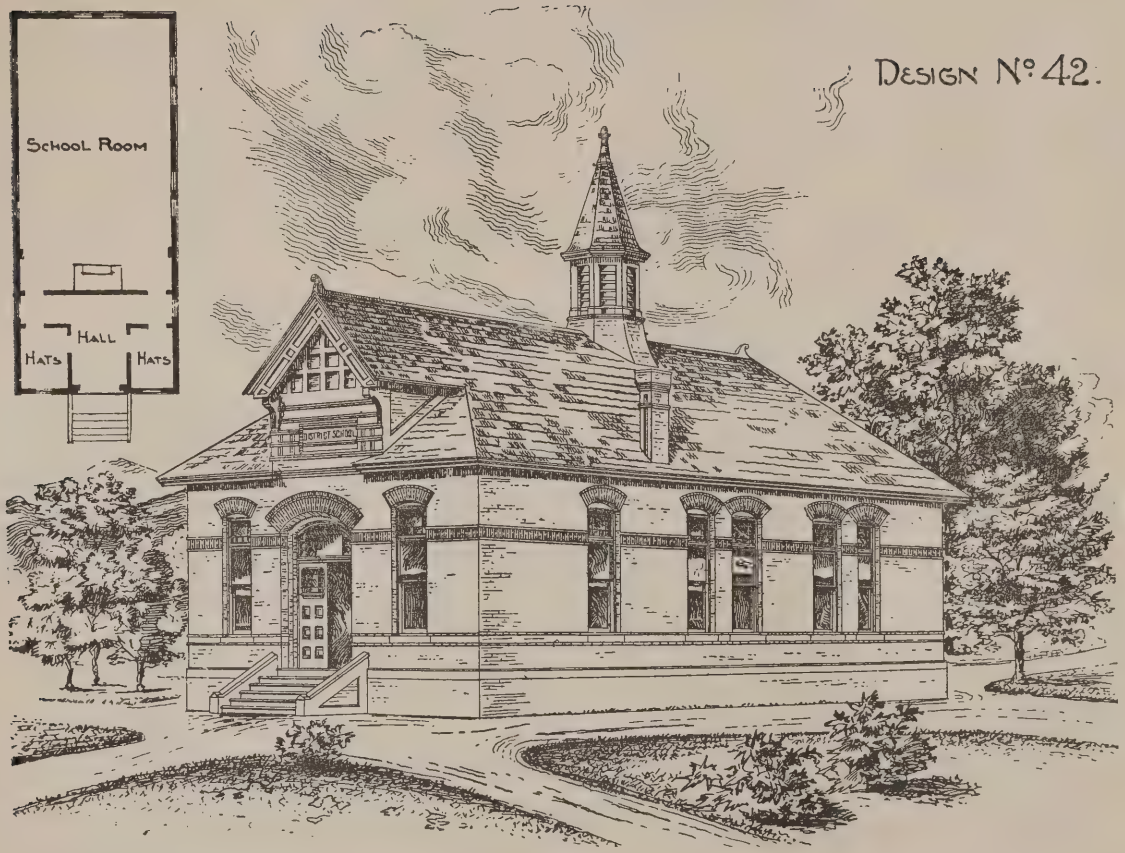
Design No. 42.

Brick One-Room School-House.

Stone foundation. Height of ceiling, 14 feet in the clear. School-room, 25 x 36 feet; hall, 8 feet wide; two wardrobes, 8 x 8 feet each. Will seat 80 pupils.

Estimated cost of building, $1,800.00. Price for plans, etc., $30.00.

We have a large variety of school-house plans, for buildings containing from one to twelve school-rooms, and ranging in cost from $1,000.00 to $50,000.00. We shall be pleased to quote prices on plans, etc., and to give any desired information on application.



Design No. 42.

Design No. 43.

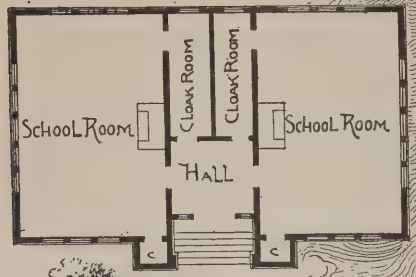
One-Story, Two-Room, Brick School-House.

Stone foundation, slate roof. Height, 14 feet in the clear. Contains hall, 10 x 11; two wardrobes, each 5 feet 6 inches x 11 feet. Two school-rooms, to accommodate fifty pupils each, with teacher's closet in each room.

Estimated cost of building complete, $2,500.00. Price for plans, etc., $40.00.

☞ *See note at foot of No. 42.*

Design No. 43.



Design No. 44.

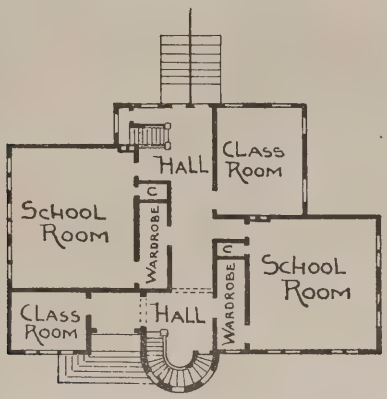
Two-Story Frame School-House.

Stone foundation. Height of stories, 14 feet in the clear. Contains four school-rooms with wardrobe and teacher's closet to each; also four recitation rooms. Each school-room will accommodate fifty pupils.

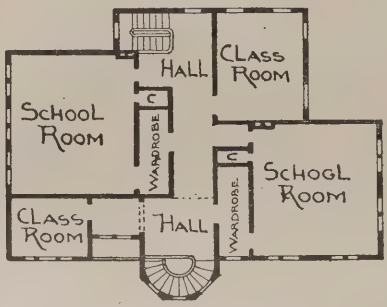
Estimated cost of building, $6,000.00. Price for plans, etc., $70.00.

☞ *See note at foot of No.* 42.

Design No. 44.



First Floor



Second Floor

Front Elevation

METCALF BRO'S & CO.

177 TO 181 WOODWARD AVE

DETROIT MICH

WILTON
AXMINSTER
VELVET
MOQUETTE
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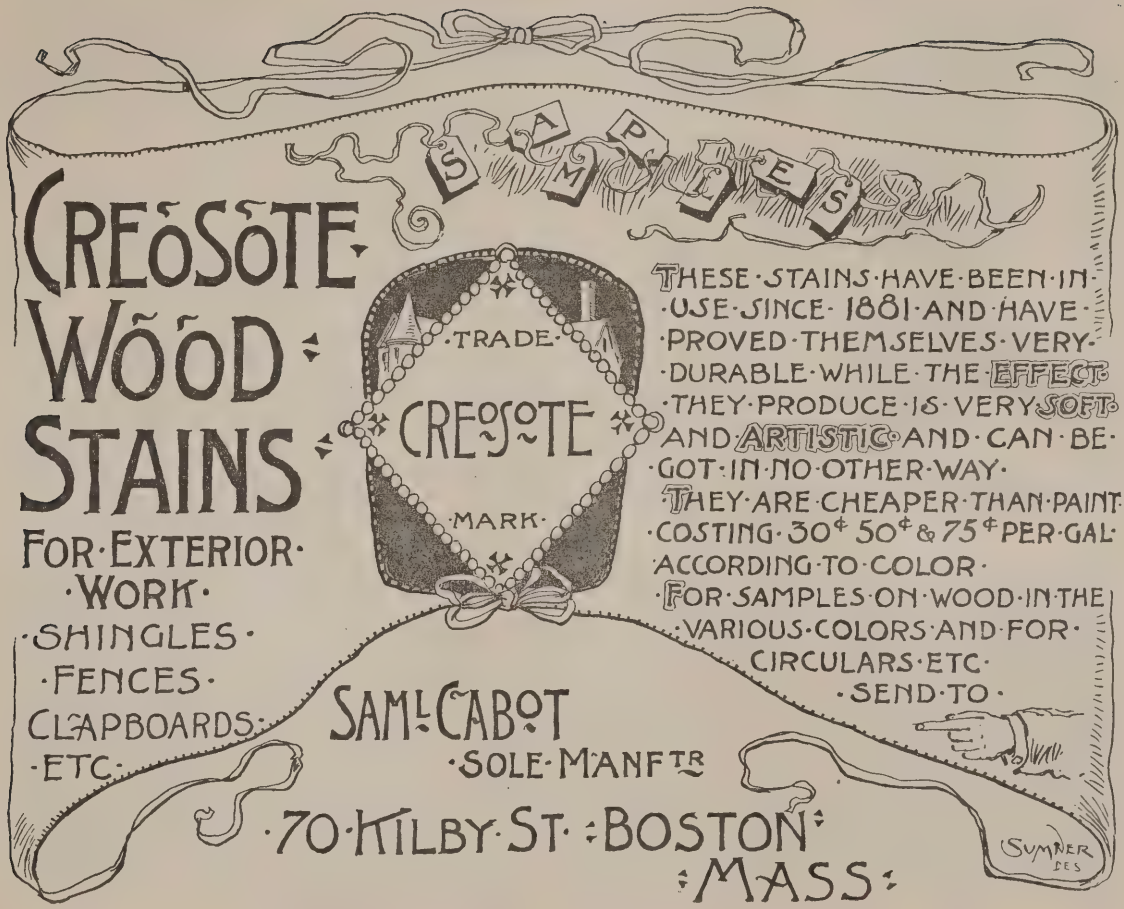
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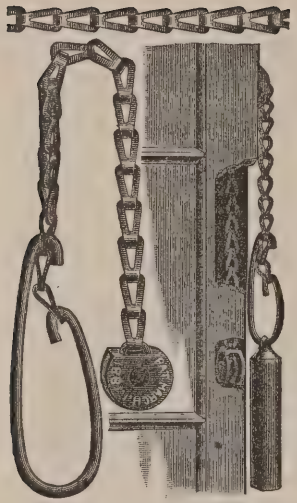

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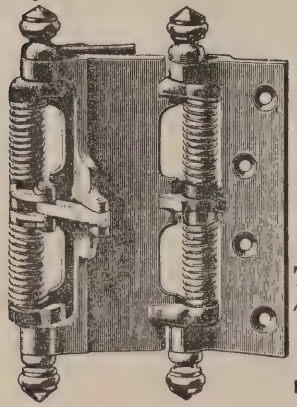

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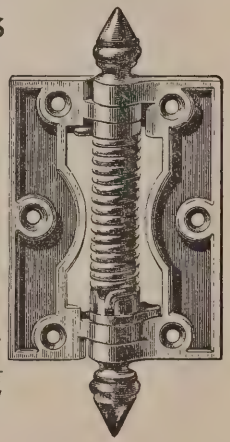

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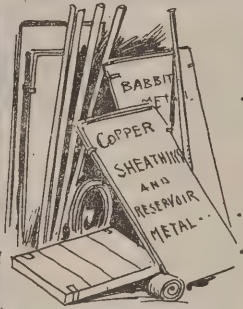

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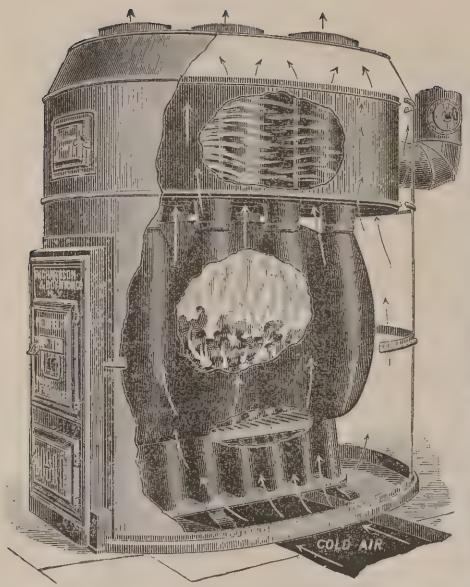

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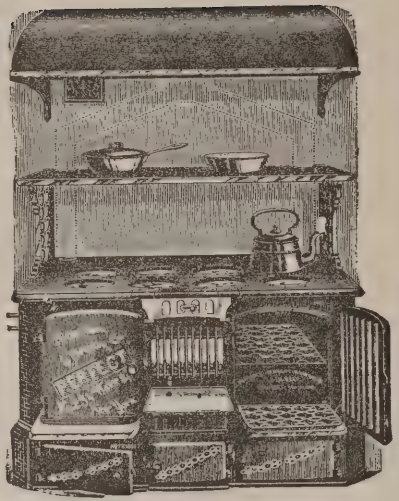

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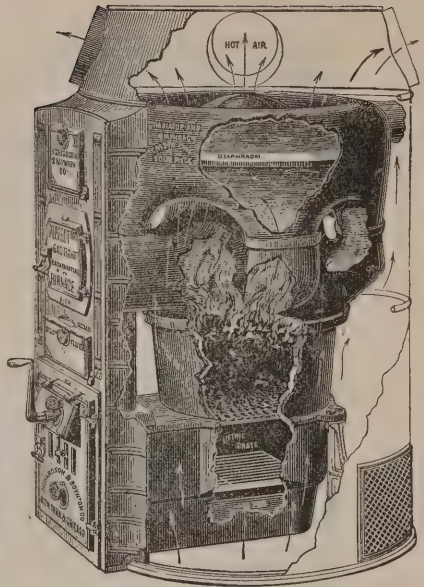

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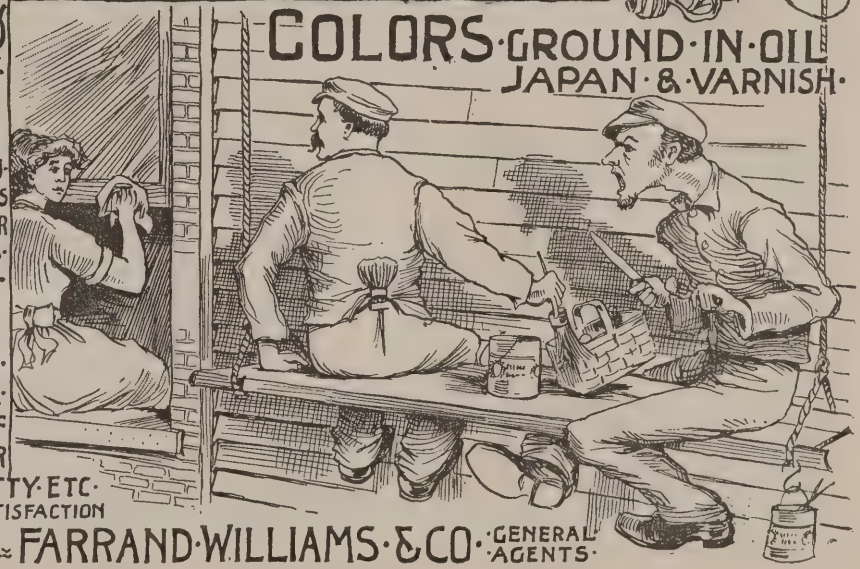

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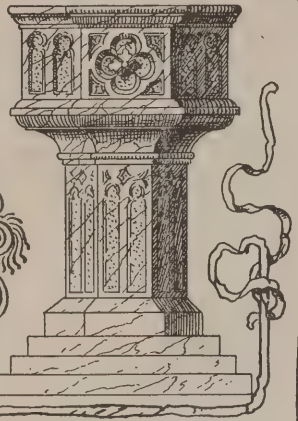

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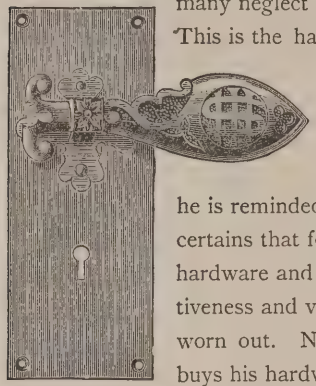
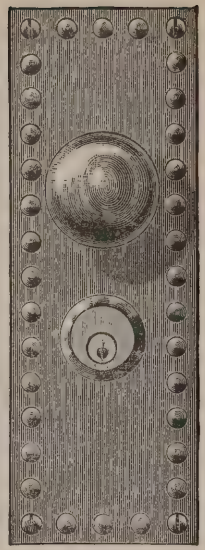
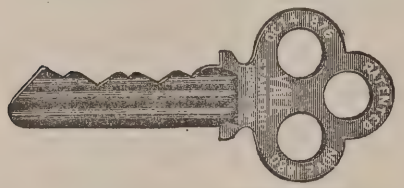


many neglect a matter which they afterward discover is of great importance. This is the hardware, which is often left to the selection of the contractor or builder; or in cases where the owner purchases it, he thinks that anything is good enough. But when he finds that the appearance of attractive woodwork is spoiled by ugly hardware, and when the locks give out, and the hinges squeak and crush, he is reminded forcibly that no bad thing is cheap at any price. He then ascertains that for a slight increase in first cost he could have procured YALE hardware and locks which would have pleased his eye, increased the attractiveness and value of his house far more than their cost, and would not have worn out. Now, the wise man is he who examines this question before he buys his hardware. Just examine the YALE and STANDARD locks and hardware, and see for yourself whether you will not get better value for your money by purchasing these rather than stuff which is dear at any price.





All YALE locks have corrugated keys, exactly like illustration, with "Yale" stamped on them.

OUR GOODS may be obtained of any hardware dealer, or upon application to any office of the Company.

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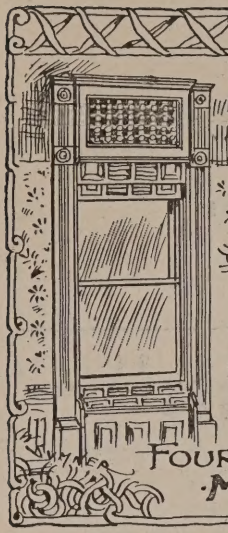

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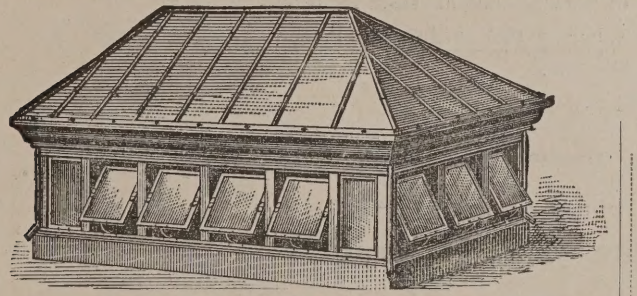

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